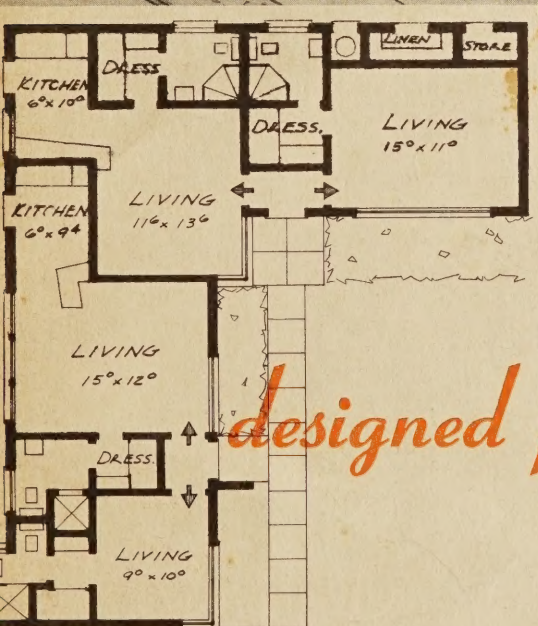


# California **INCOME UNITS**

\$1

MOTELS  
DUPLEXES  
TRIPLEXES  
FOUR UNITS  
6 TO 16 UNITS  
GARAGE APARTMENTS



*designed for*

**Concrete Blocks  
or Frame Construction**

Prepared by **SAUL H. BROWN & W. D. TREADWAY**  
ARCHITECT CIVIL ENGINEER



# FOREWORD

Many home builders, contractors, loan companies and others that have used our house plan service have requested the Authors to enlarge this plan service to include income units. Because of the great demand, the Authors have developed and published this splendid book of income units.

The authors are an Architect and Civil Engineer, which assures you a combination of correct planning and architectural design, also well-engineered and complete construction blue prints.

The book offers a complete stock plan service for income property at a minimum price for plans based on multiple sales and mass production. Each plan has been carefully designed to give you a maximum rental at a minimum expense. All layouts have the least hall space possible, ample rooms with plenty of closet space and with good circulation, all of which are important factors for rental property.

The plans you order are not merely floor plans with detail sheets in block or frame—but each plan is drawn individually for concrete block or wood frame construction with all dimensions, etc., for that particular plan. The drawings are completely detailed so as to enable you or your contractor to proceed with the construction without further expense, and will readily pass the requirements of your local building codes.

Stock plans are available only as shown in this book, but minor changes can be made by you on our blue prints. They can be used opposite to the direction shown in this book by merely marking "Plans Reserved" on the prints. The plans are designed for level lots, so if you have a lot with filled ground or sloping, you should consult us for additional plans as needed. You may order any plan shown in the book subject to the following limitations:

## **ONE STORY UNITS:**

- (a) Frame Construction
- (b) Block Construction

## **TWO STORY UNITS:**

- (a) Frame Construction — both stories
- (b) Block Construction, first story  
Frame Construction, second story

All plans are designed for either concrete floor on the ground or for wood floors. Second floors are detailed for wood joists.

Two story units can be built entirely of block. These plans must be drawn to order for an additional fee.

Garage plans are available for two, three or four cars. Any other garage arrangement must be drawn to suit your particular requirements.

Before selecting a plan you should check with your local building and zoning codes on the required set-backs, driveways, rear and side yards, lot size and other deed restrictions. When you plan on F. H. A. financing, check with the local F. H. A. office on their special requirements.

If none of the layouts in this book fit your specific requirements, the Authors are prepared to make special plans for your particular project. Many of the above plans have been constructed as shown or modified. The Authors are also proficient in all types of commercial and industrial Architectural and Engineering services.

If you are considering a single family house, a planbook titled, "CALIFORNIA HOUSES OF CONCRETE BLOCK OR FRAME CONSTRUCTION," by the same authors, price 50 cents, is available now from your book dealer or the publishers, MURRAY & GEE, INC., Culver City, Calif., or authors. This book contains all types of design, including farmhouse, modern or conventional. Plans are from one to four bedrooms.

See last page for prices of plans and how they may be obtained.

*See back of cover for other information.*

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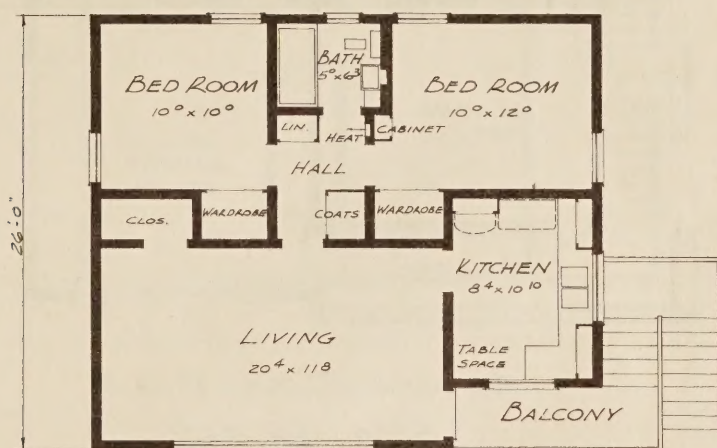
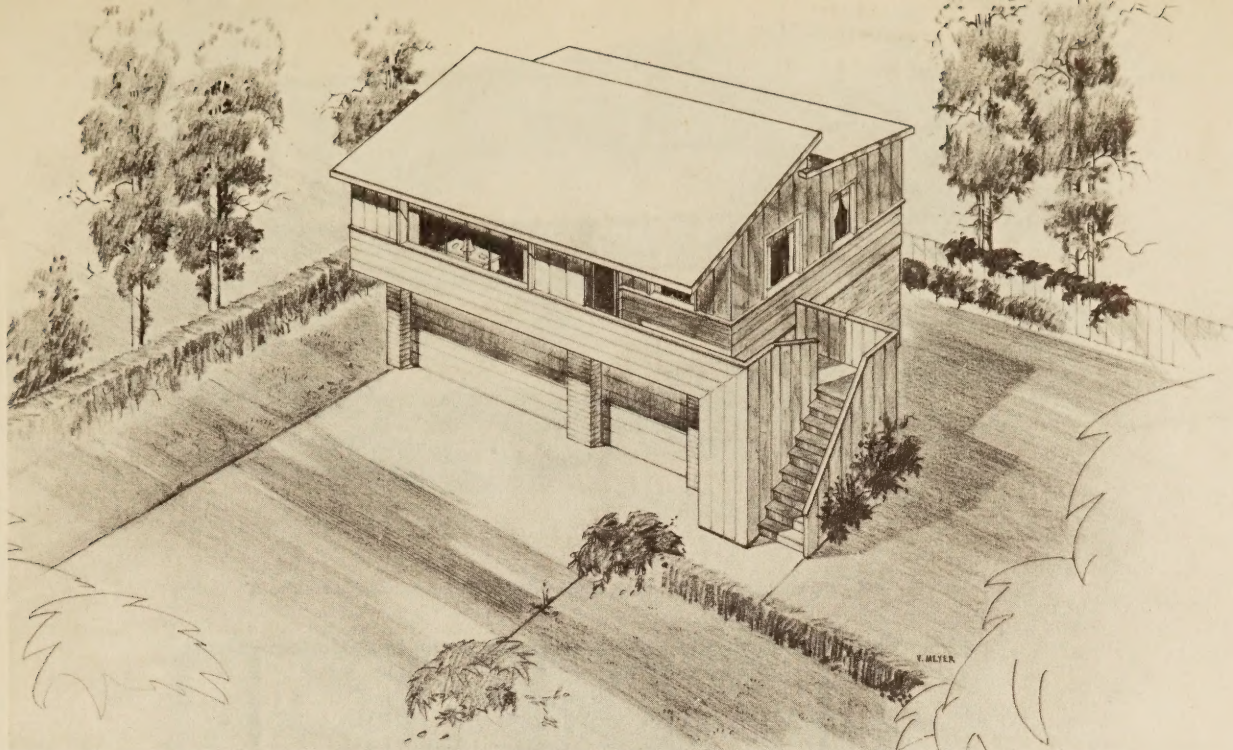
Copyright 1949  
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Los Angeles, California  
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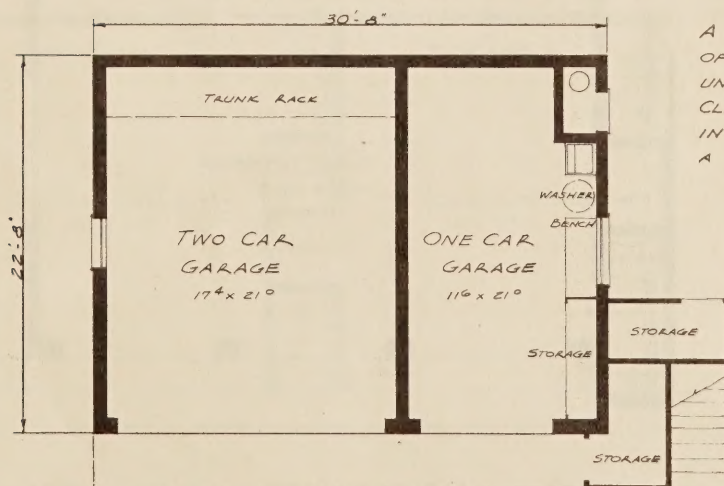
**MURRAY & GEE, INC.**  
*Publishers*  
**CULVER CITY, CALIFORNIA**

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B78  
1049





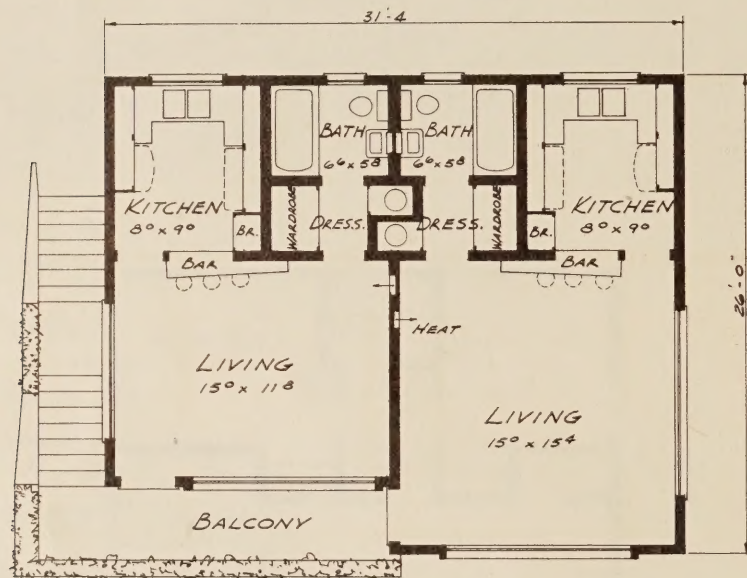
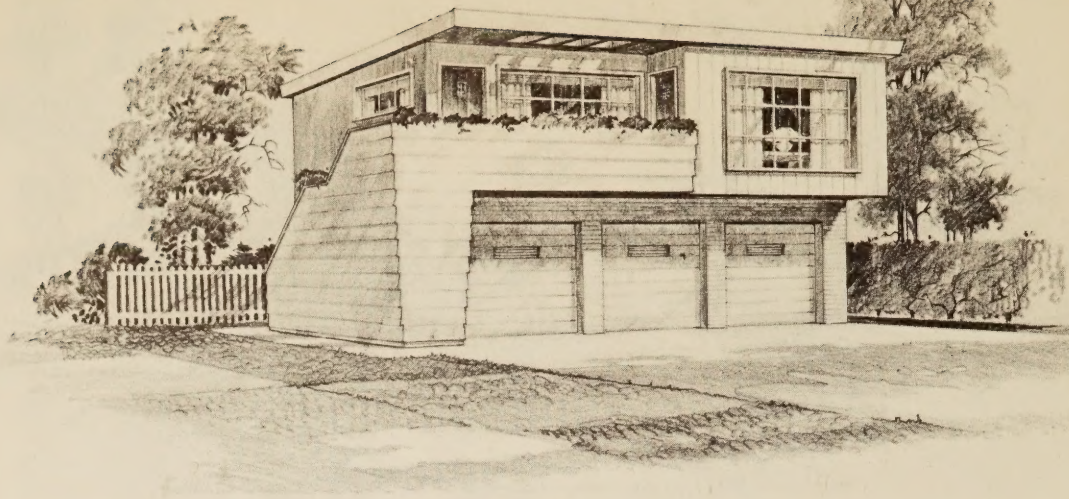
SECOND FLOOR PLAN  
AREA 765 SQ. FT.



FIRST FLOOR PLAN NO. 200  
AREA 695 SQ. FT.

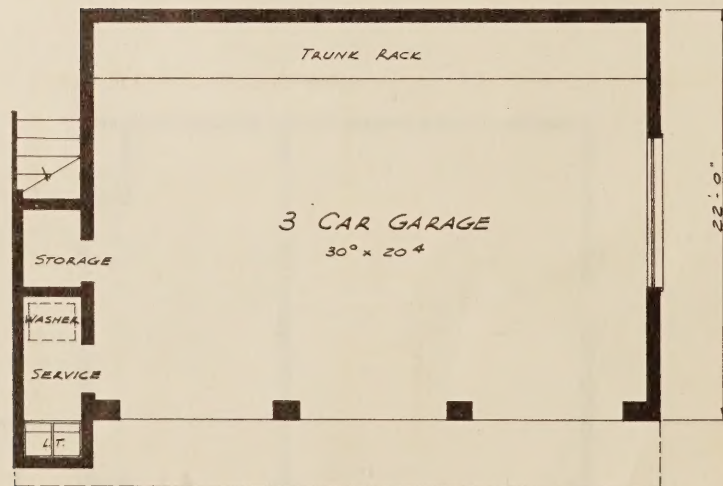
A MODERN TREATMENT  
OF AN ADDED INCOME  
UNIT OVER GARAGES.  
CLEARSTORY WINDOWS  
IN THE LIVING ROOM IS  
A FEATURE.



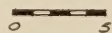


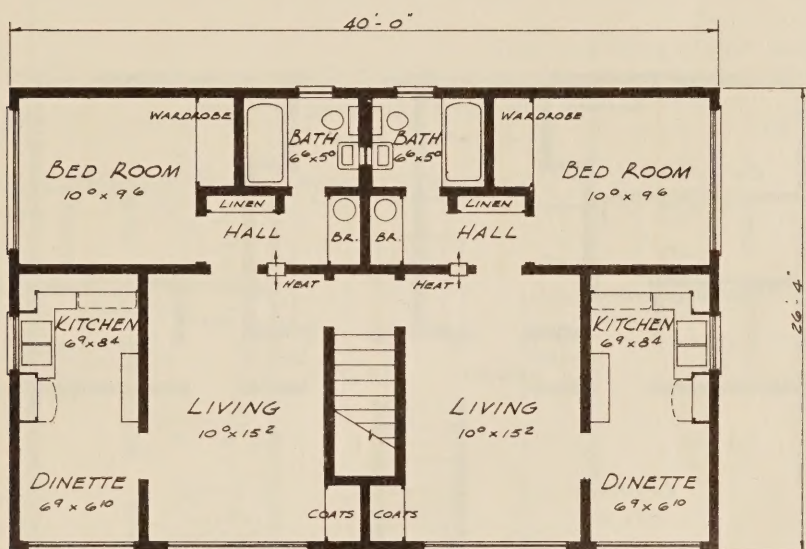
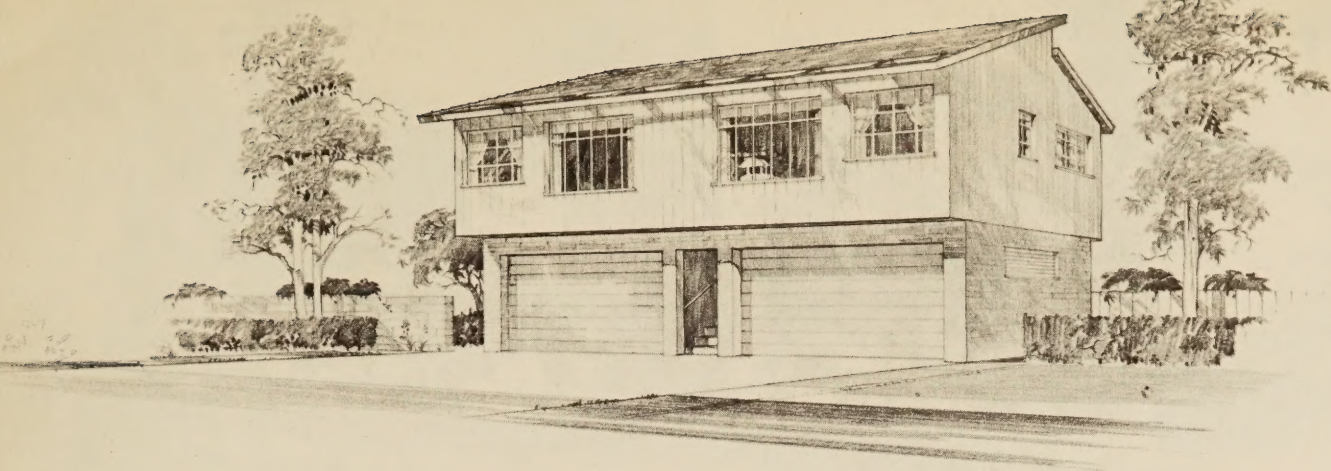
SECOND FLOOR PLAN  
AREA 760 SQ. FT.

TWO MODERN UNITS  
WITHOUT BED ROOMS  
OVER A THREE CAR  
GARAGE.



FIRST FLOOR PLAN No. 201  
AREA 740 SQ. FT.

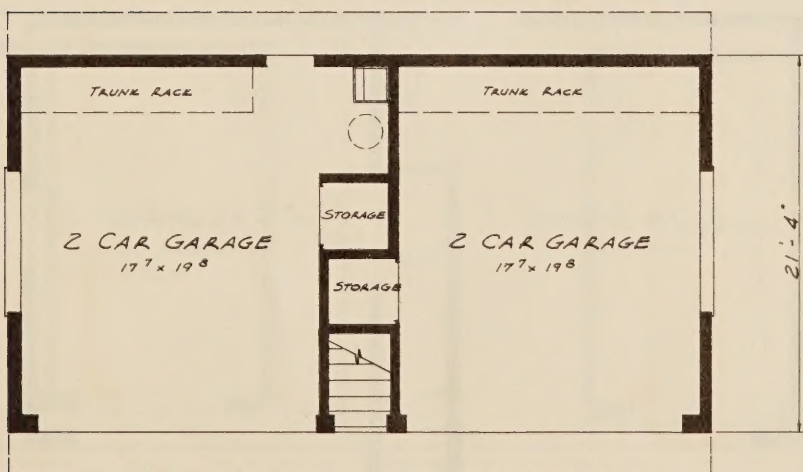




SECOND FLOOR PLAN

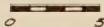
AREA 1050 SQ. FT.

TWO COMPACT UNITS OVER  
A 4 CAR GARAGE WILL  
ADD INCOME FOR YOUR  
PROPERTY.

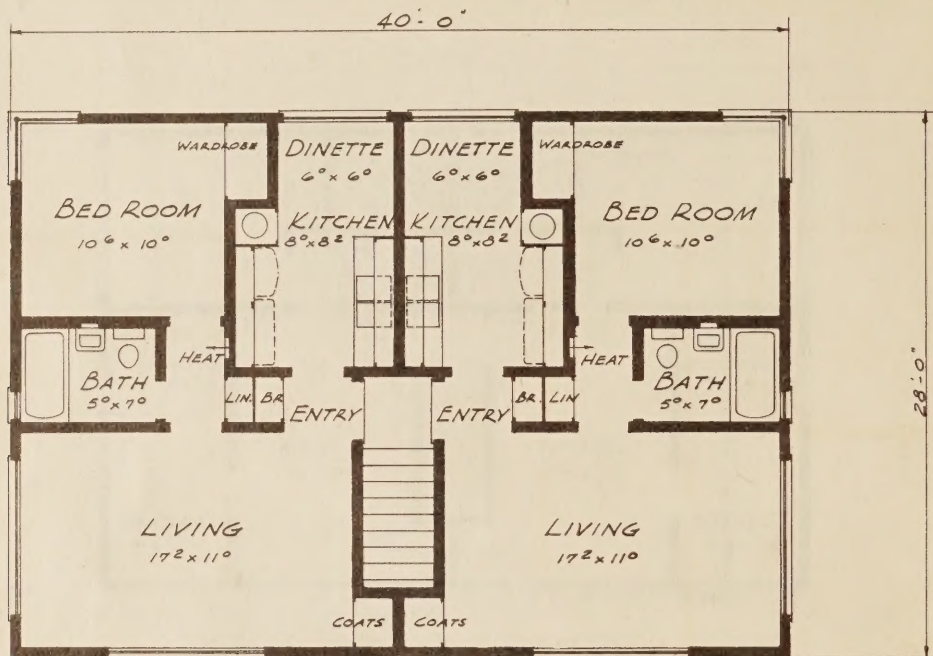
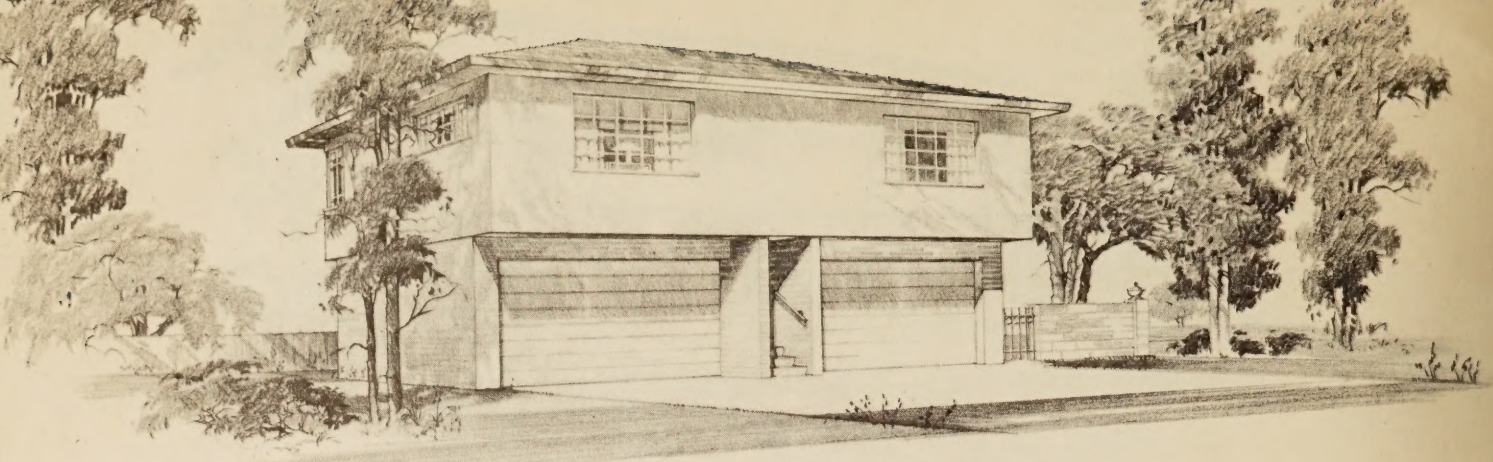


FIRST FLOOR PLAN No. 202

AREA 855 SQ. FT.

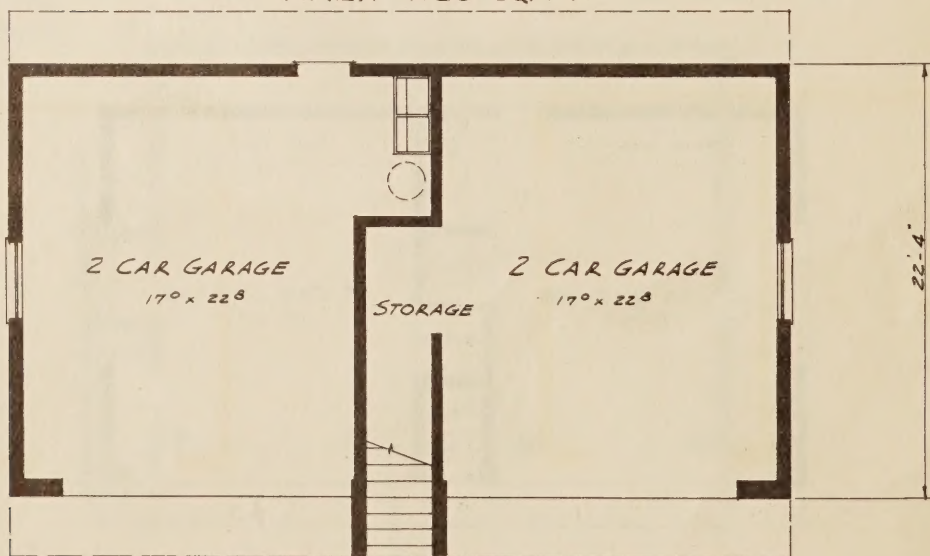






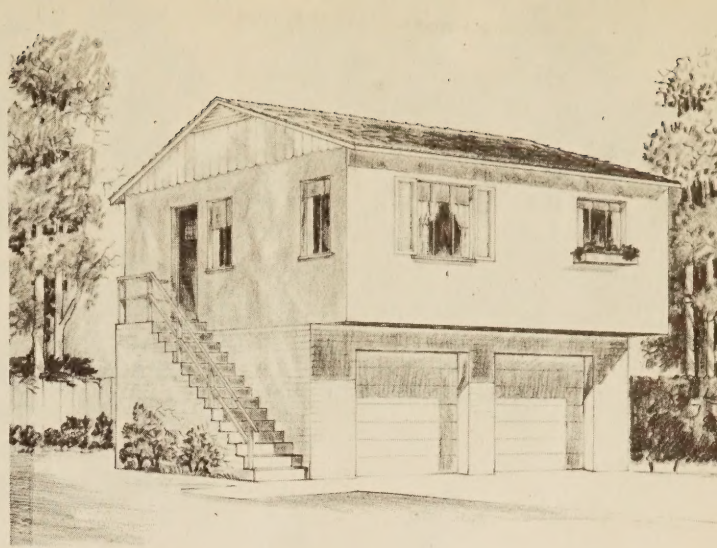
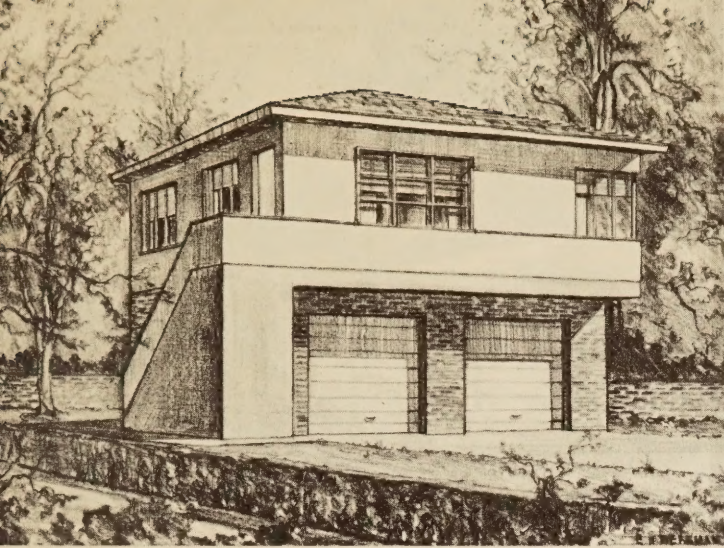
SECOND FLOOR PLAN  
AREA 1120 SQ. FT.

TWO ONE BED ROOM  
UNITS OVER A FOUR  
CAR GARAGE WITH  
LAUNDRY SPACE BE-  
LOW. A VERY LIVE-  
ABLE ARRANGEMENT.

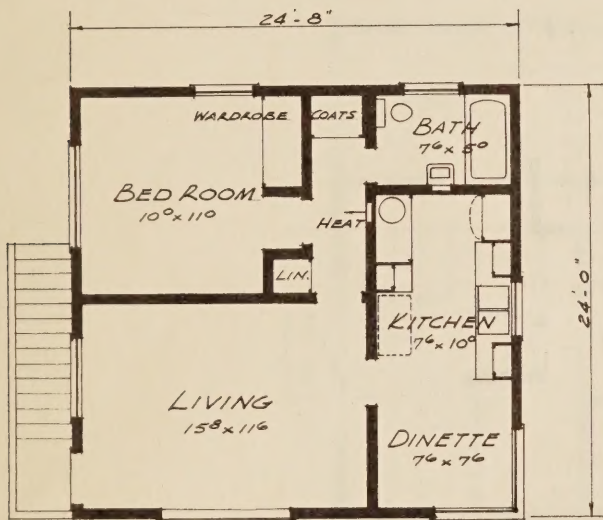


FIRST FLOOR PLAN No. 203  
AREA 900 SQ. FT.

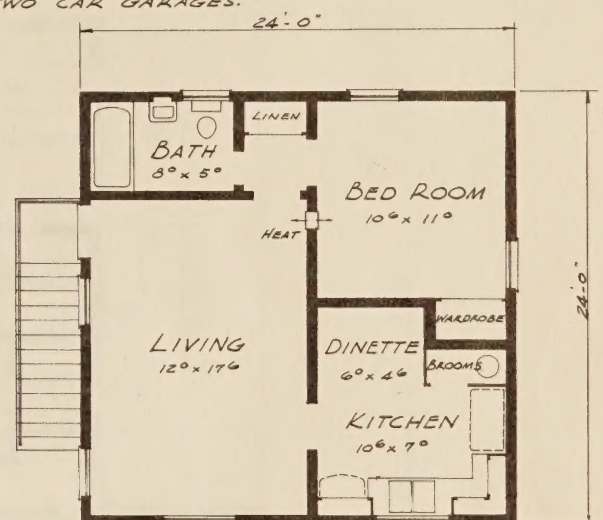




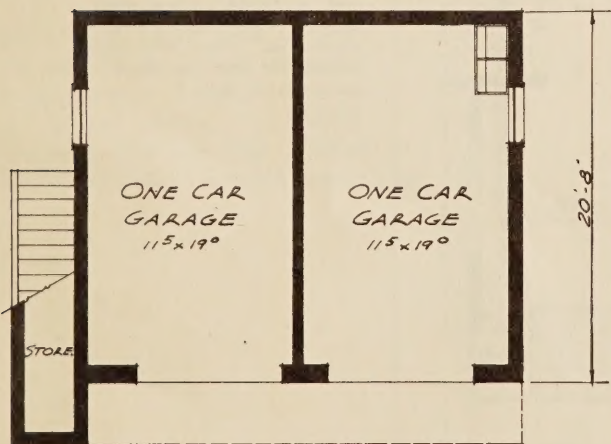
TWO DIFFERENT ONE BED  
ROOM APARTMENTS OVER  
TWO CAR GARAGES.



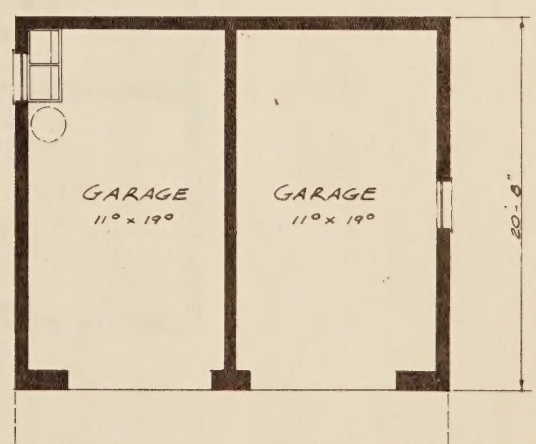
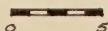
SECOND FLOOR PLAN  
AREA 590 SQ. FT.



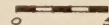
SECOND FLOOR PLAN  
AREA 576 SQ. FT.



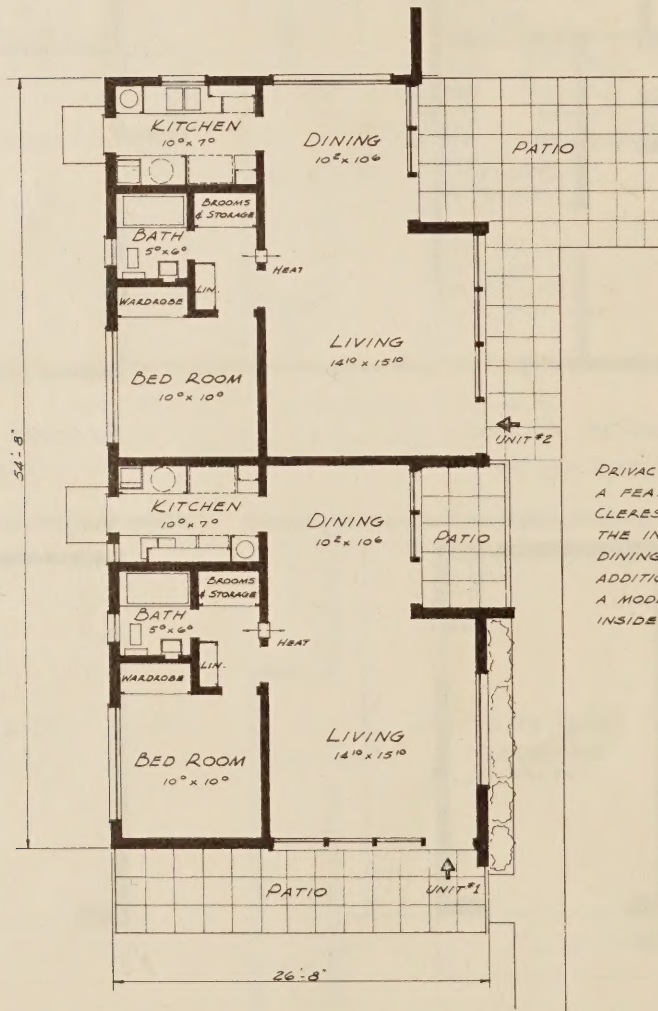
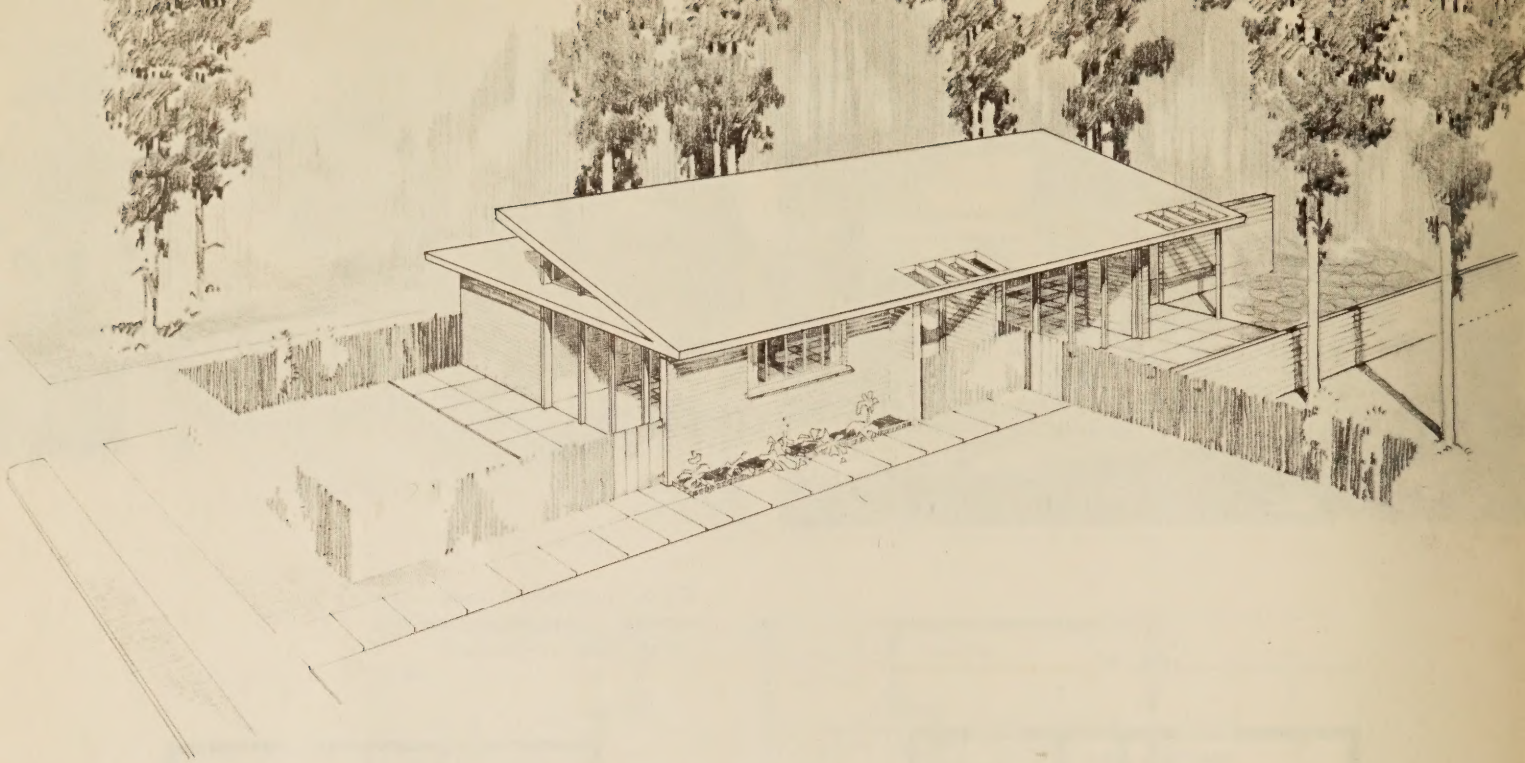
FIRST FLOOR PLAN No. 204  
AREA 510 SQ. FT.



FIRST FLOOR PLAN No. 205  
AREA 495 SQ. FT.







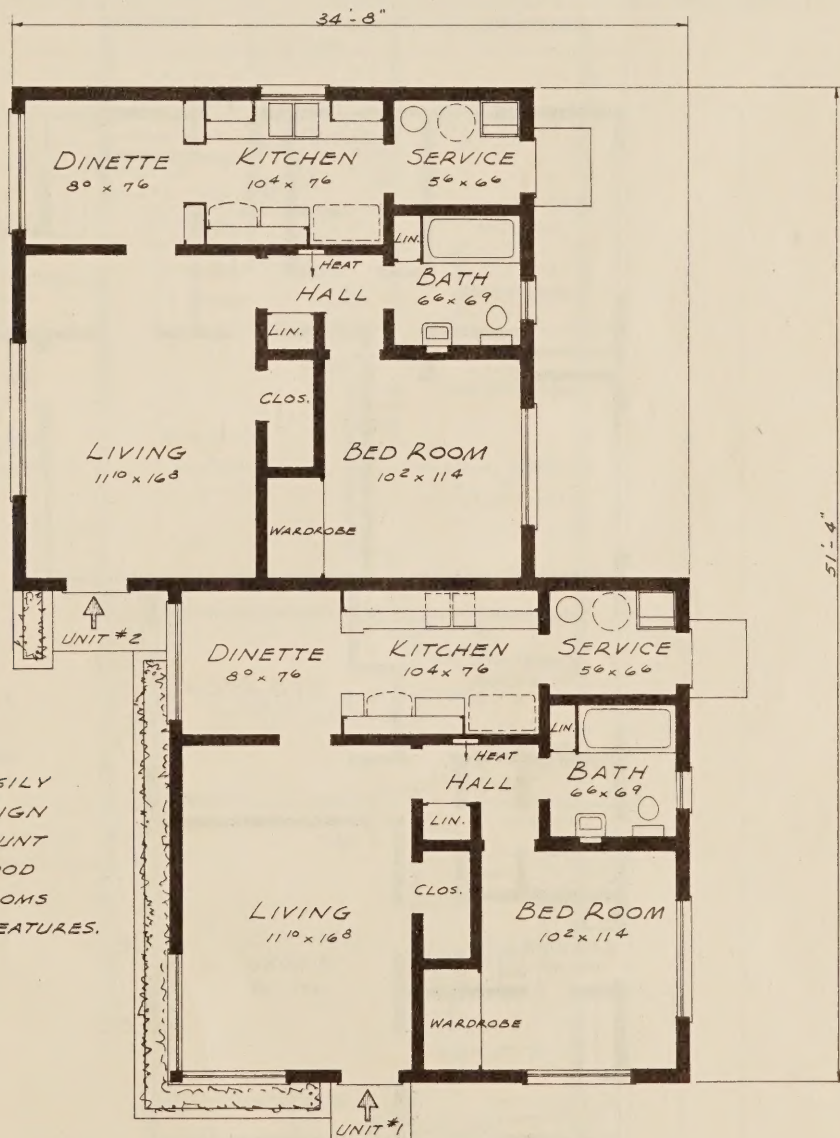
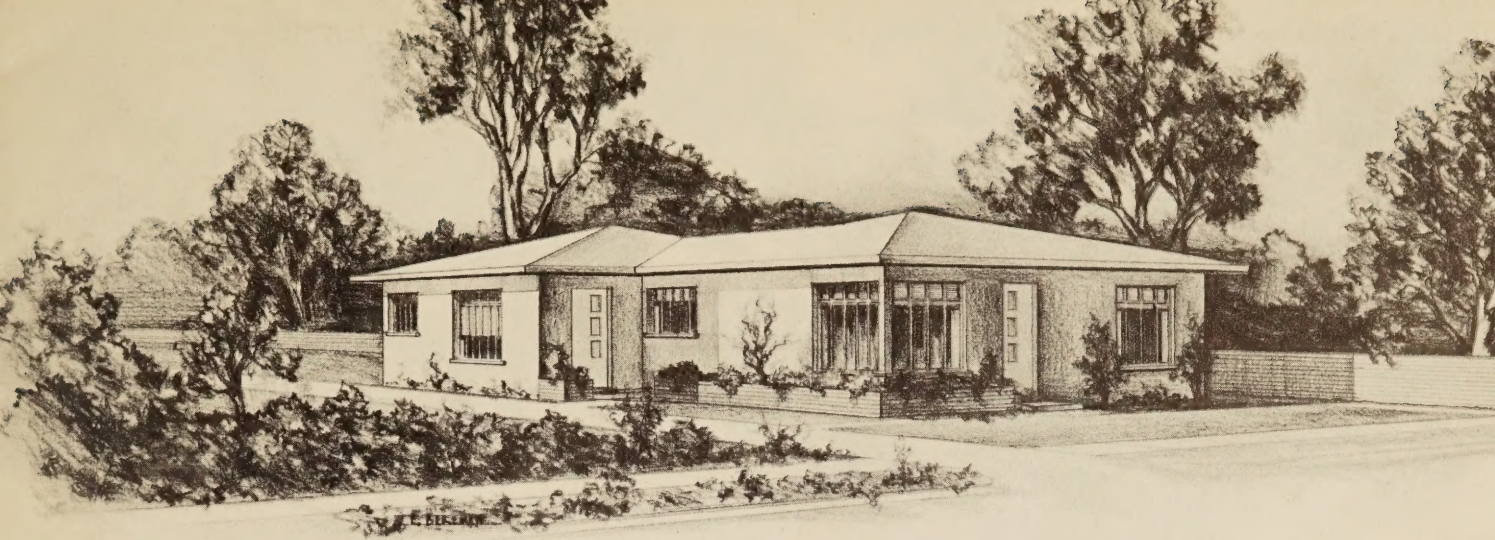
PRIVACY FOR EACH UNIT IS A FEATURE IN THIS DESIGN. CLERESTORY WINDOWS ALONG THE INTERIOR LIVING AND DINING ROOM WALLS PROVIDES ADDITIONAL LIGHT AND LENDS A MODERN FEELING BOTH INSIDE AND OUT.

FLOOR PLAN NO. 206  
AREA 1365 SQ. FT.

2 - UNIT







THIS TWO UNIT CAN EASILY  
BE ADDED TO. THE DESIGN  
PROVIDES A LARGE AMOUNT  
OF CLOSET SPACE AND GOOD  
DISPOSITION OF THE ROOMS  
BESIDES MANY OTHER FEATURES.

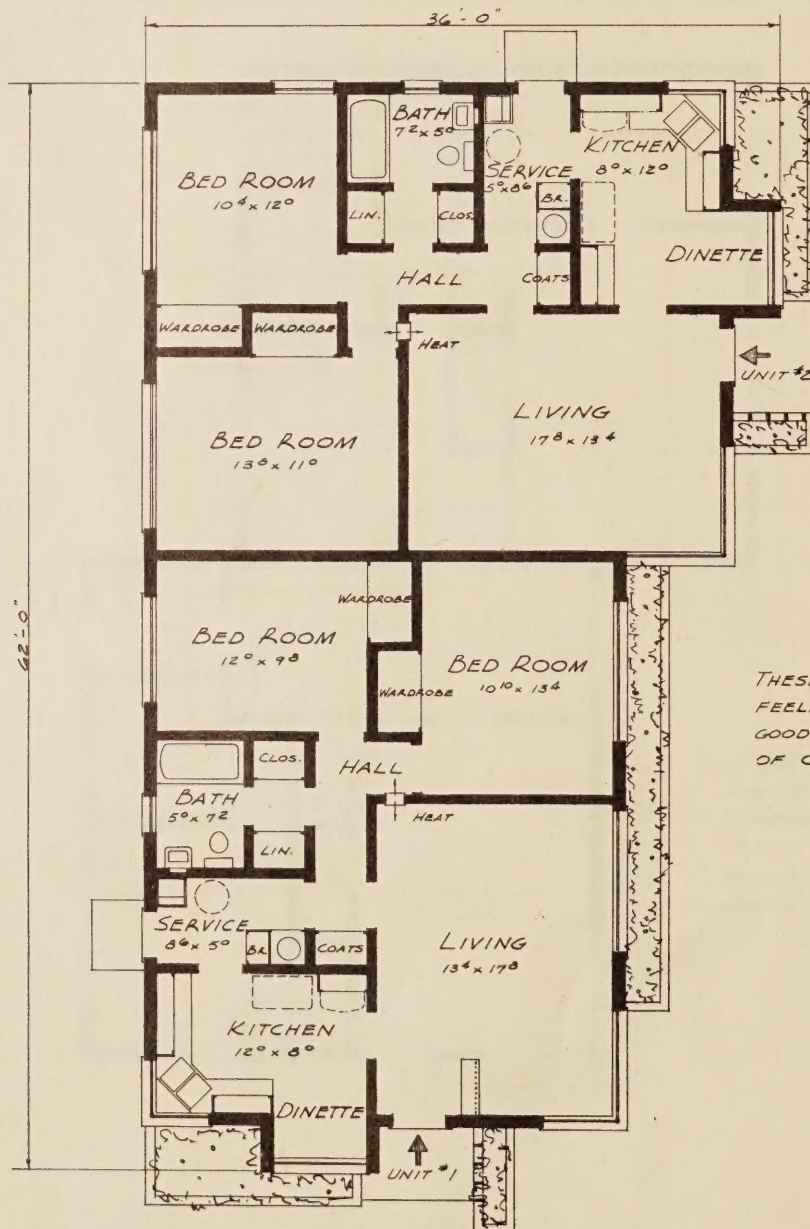
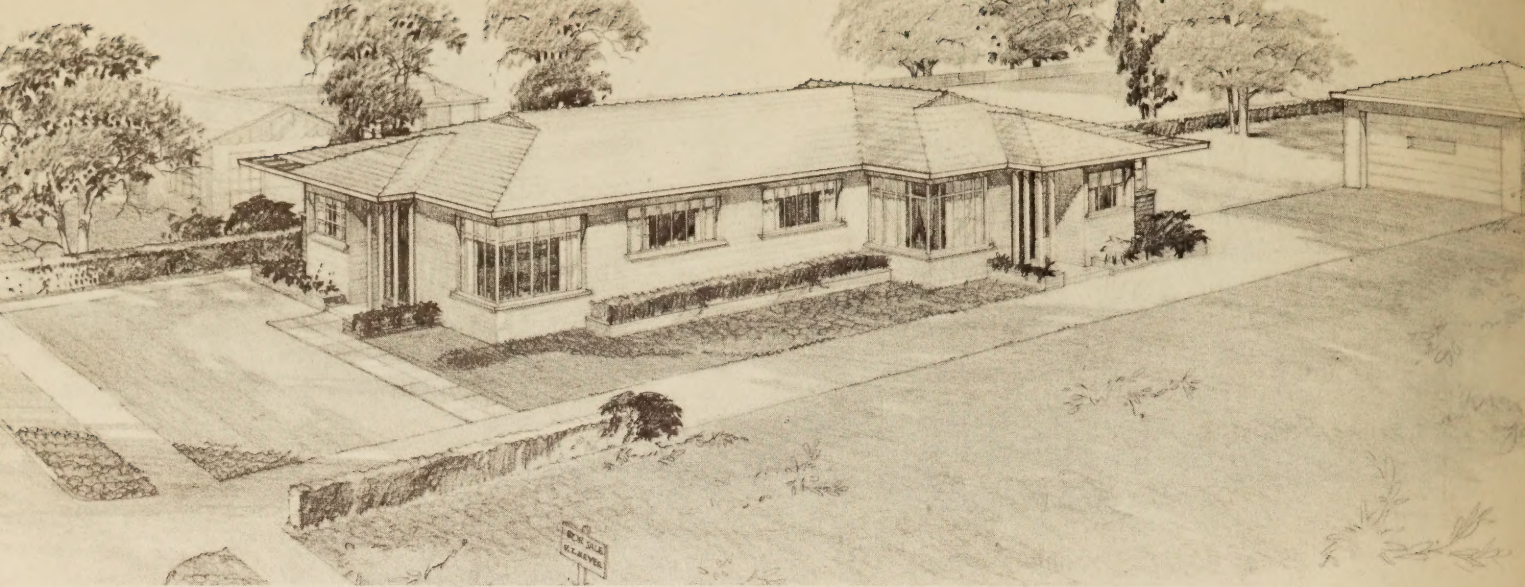
FLOOR PLAN No. 207

AREA 1375 SQ. FT.

2 - UNIT







THESE UNITS HAVE A MODERN FEELING. LARGE WINDOWS AND GOOD SIZE ROOMS WITH PLENTY OF CLOSETS ARE FEATURED.

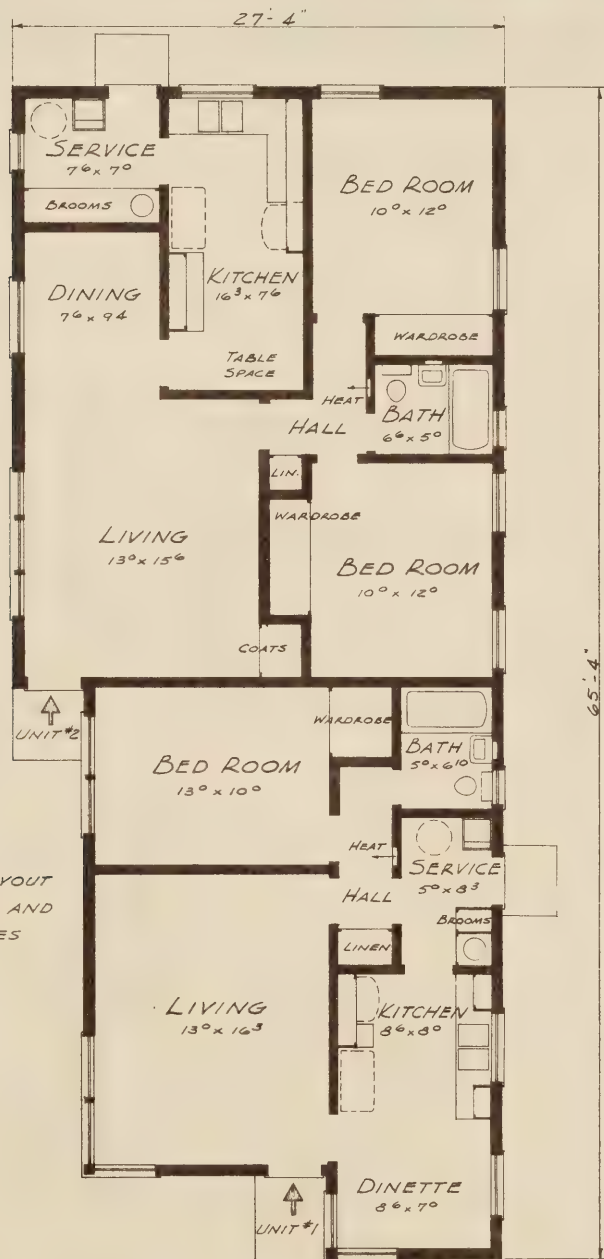
FLOOR PLAN No. 208

AREA 1820 SQ. FT.

2 - UNIT

0 5





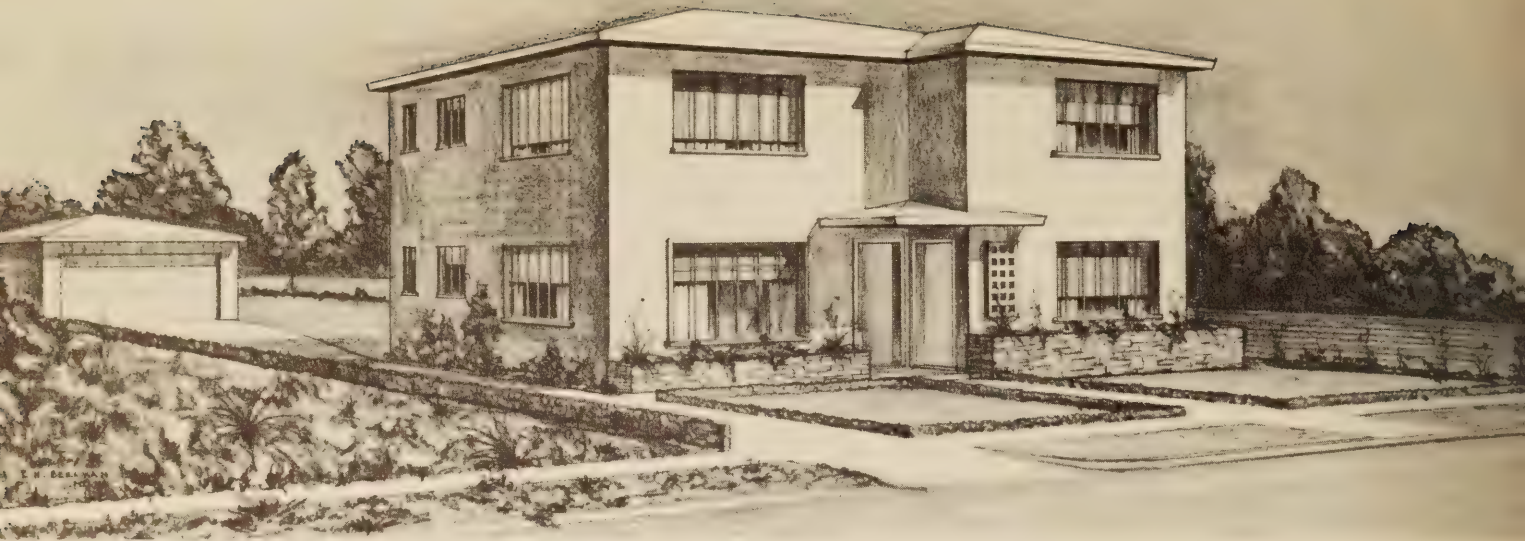
A VERY CONVENIENT LAYOUT  
WITH GOOD SIZE ROOMS AND  
CLOSETS. ALSO PROVIDES  
SERVICE AREA.

FLOOR PLAN No. 209  
AREA 1600 SQ. FT.

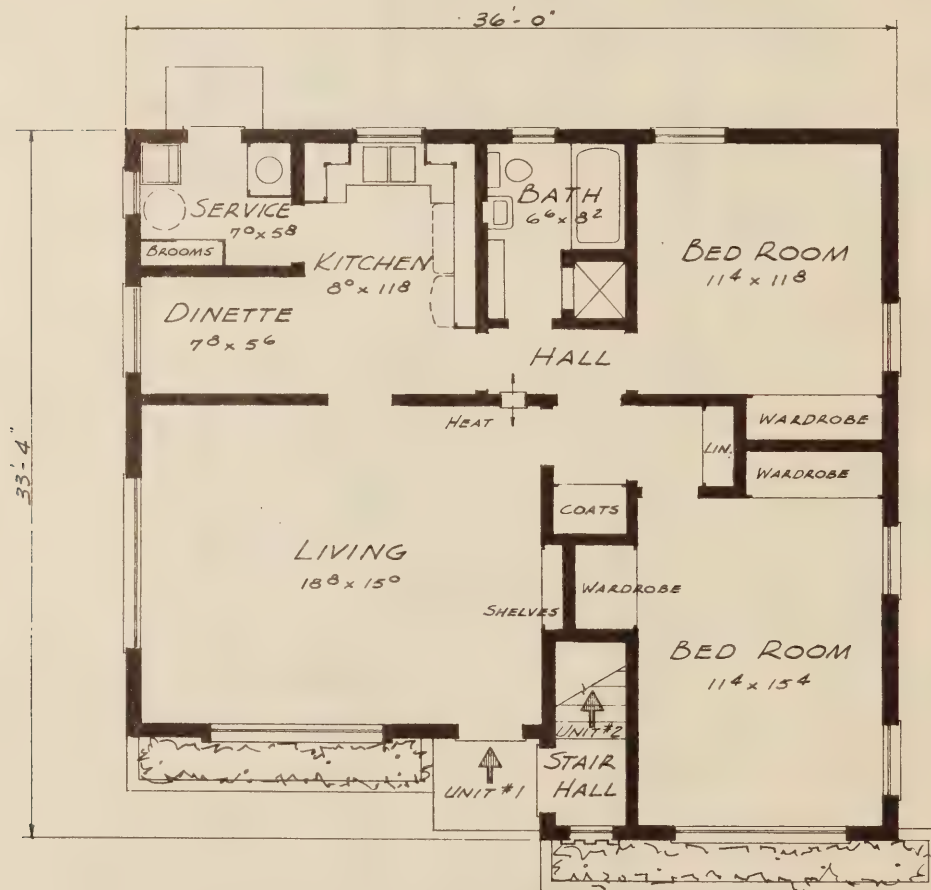


2 - UNIT





A COMPACT TWO STORY UNIT, EACH HAVING TWO BED ROOMS AND PLENTY OF CLOSET SPACE. DISPOSITION OF ROOMS NOTABLE.

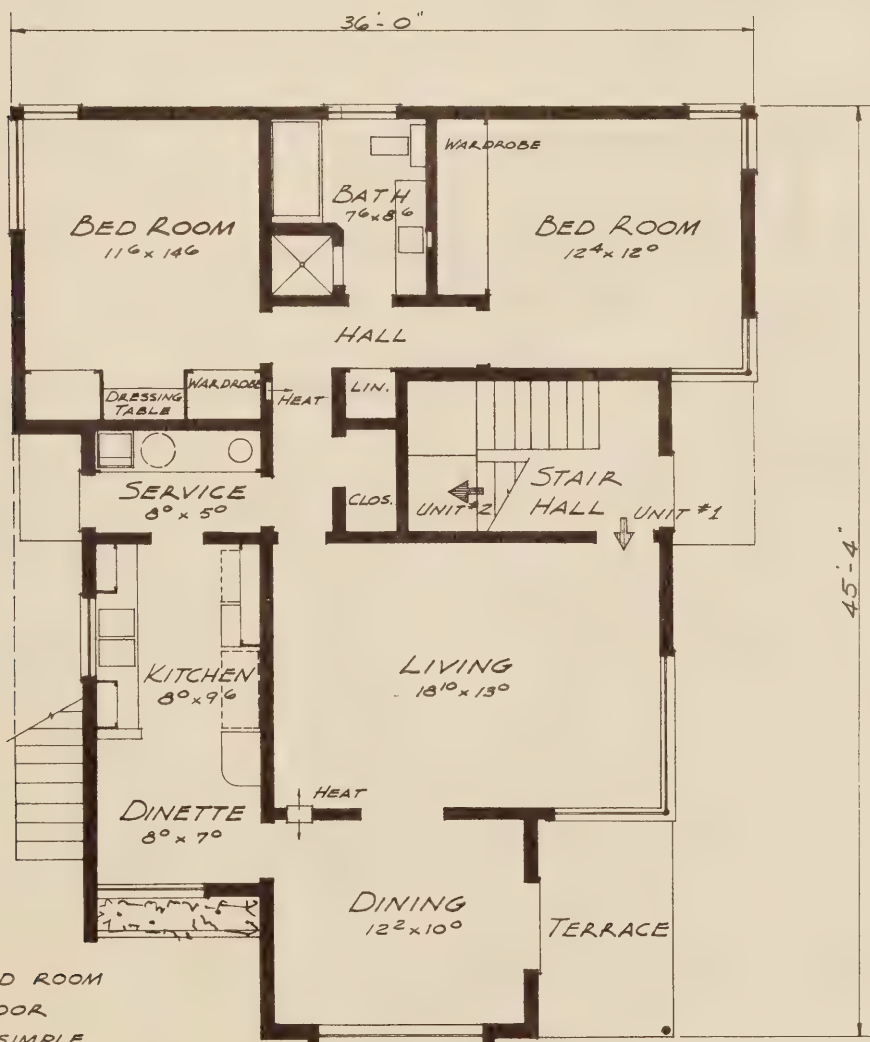


FLOOR PLAN No. 210  
(SECOND FLOOR PLAN SIMILAR)  
AREA PER FLOOR 1110 SQ. FT.

**DUPLEX**







COMPLETE TWO BED ROOM  
HOME ON EACH FLOOR  
COMBINED WITH A SIMPLE  
DESIGN GIVES A GOOD  
SOLUTION FOR OWNERS  
HOME AND INCOME ON  
THE SAME PROPERTY.

FLOOR PLAN NO. 211

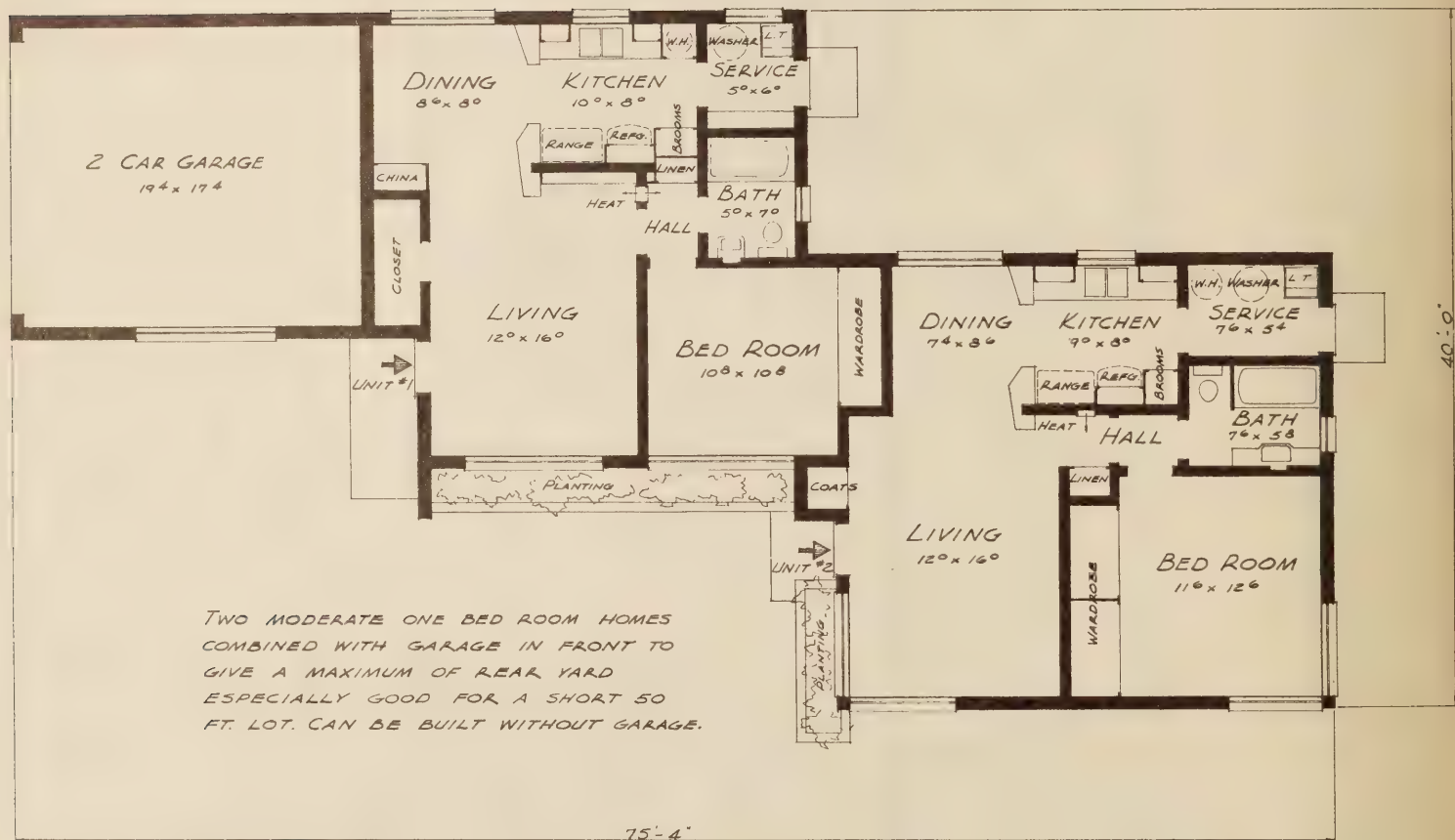
(SECOND FLOOR PLAN SIMILAR)

AREA PER FLOOR 1275 SQ. FT.

**DUPLEX**

0 5





FLOOR PLAN No. 212



2 - UNIT

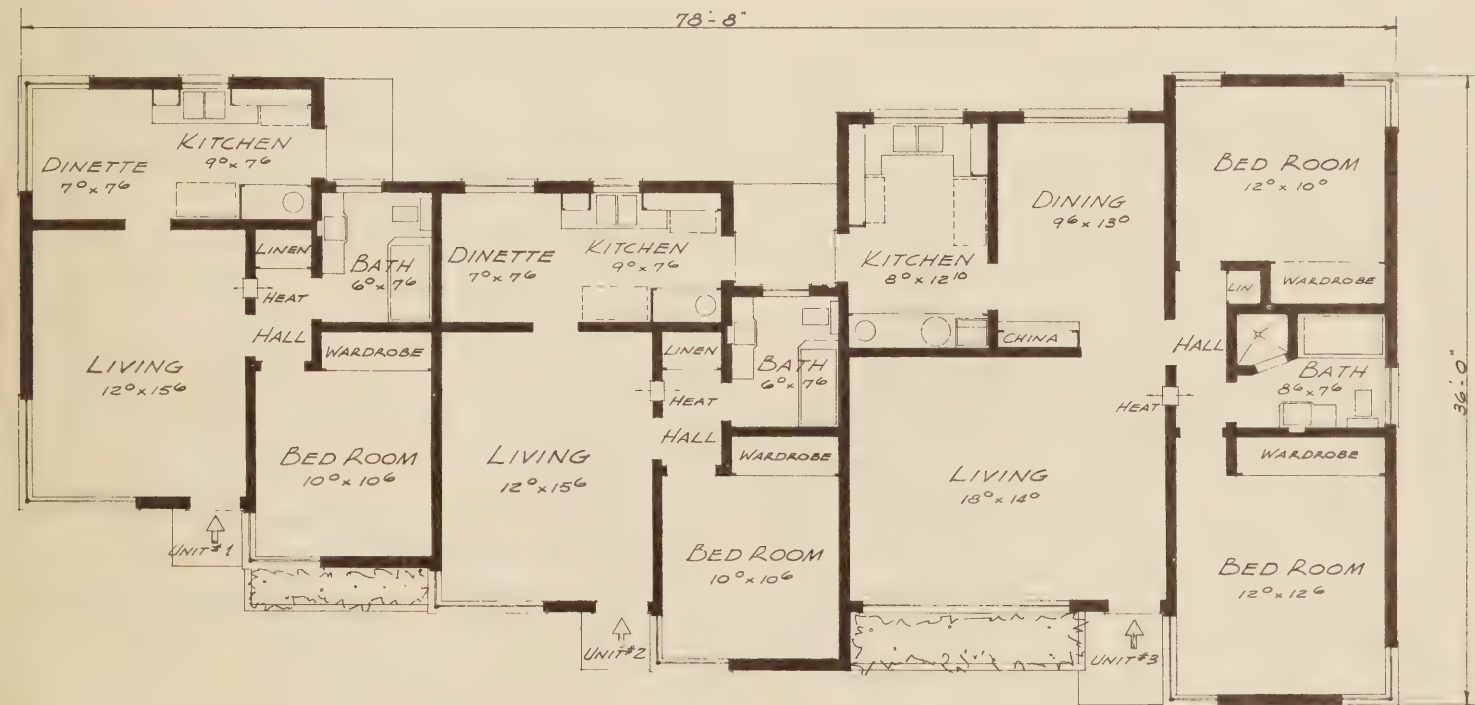
LIVING AREA 1385 SQ. FT.

GARAGE AREA 375 SQ. FT.





ONE TWO BED ROOM AND TWO ONE BED ROOM UNITS THAT CAN  
BE PLACED ON A 50 FT. LOT EACH UNIT HAS SEPARATE FRONT  
AND REAR ENTRANCES.

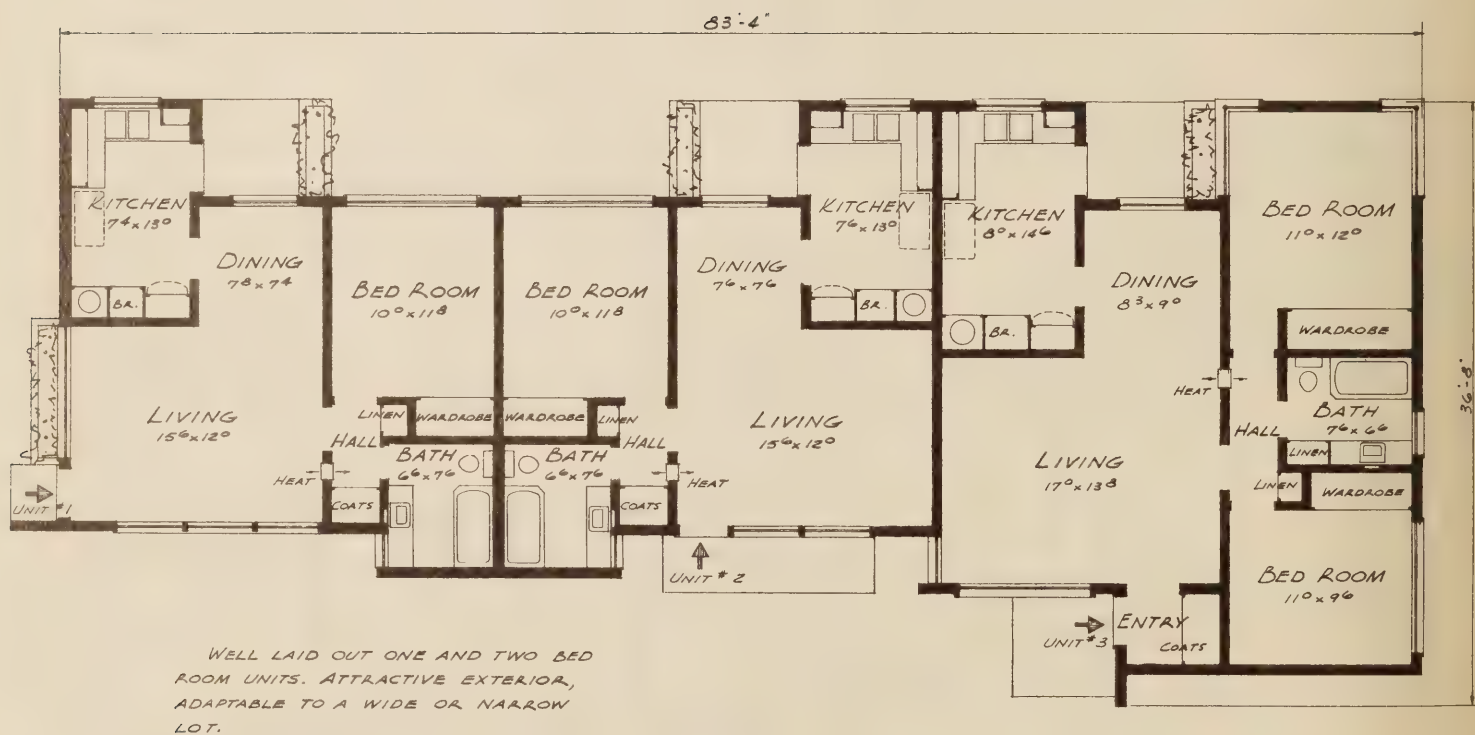
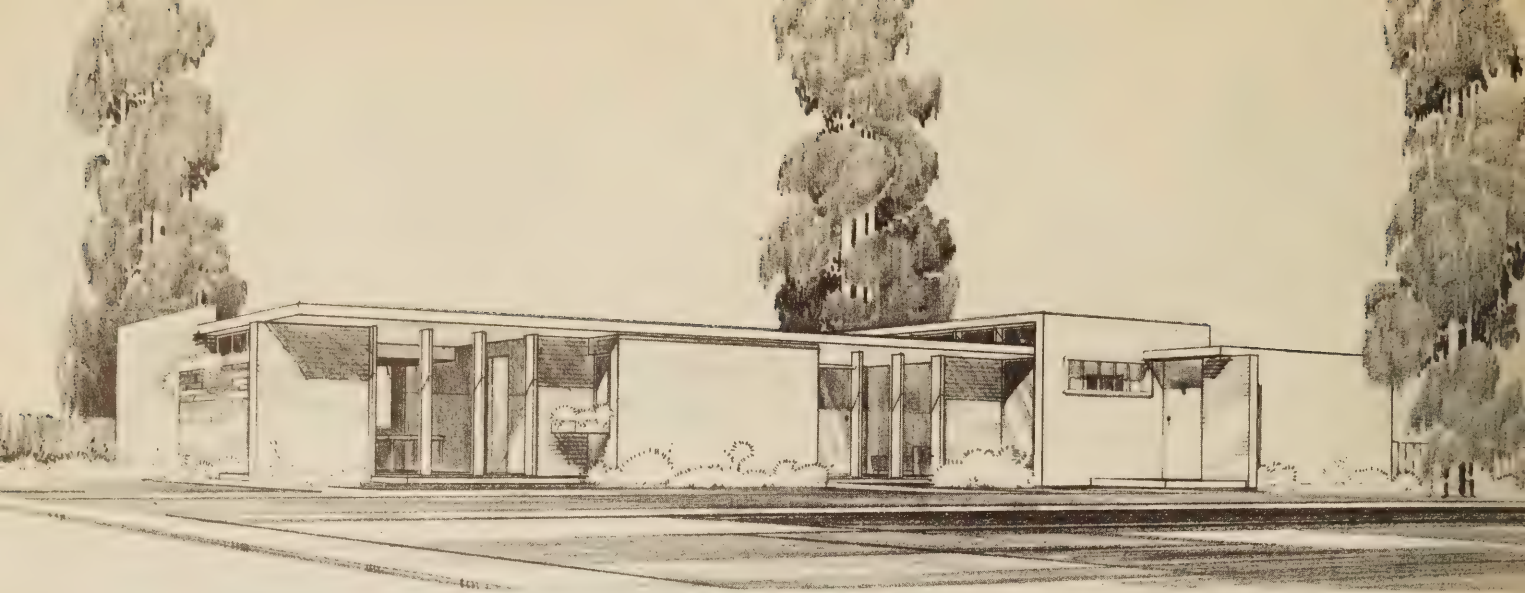


FLOOR PLAN NO. 213  
AREA 2170 SQ. FT.



3 - UNIT





FLOOR PLAN NO. 214

AREA 2180 SQ. FT.

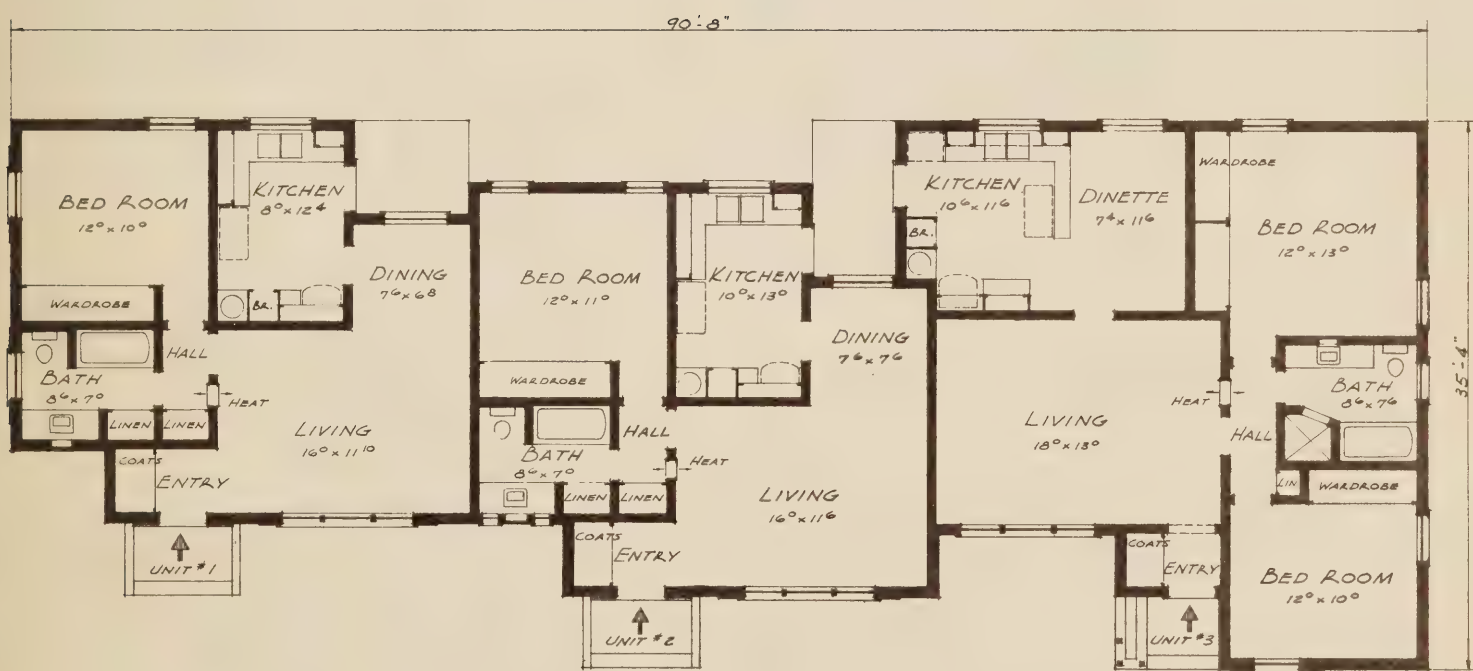


3 - UNIT





A TYPICAL THREE UNIT THAT  
CAN BE BUILT ON A 50 FT. LOT.  
SIDE ELEVATION IS ATTRACTIVE  
ENOUGH TO FACE FRONT ON A  
WIDE LOT.



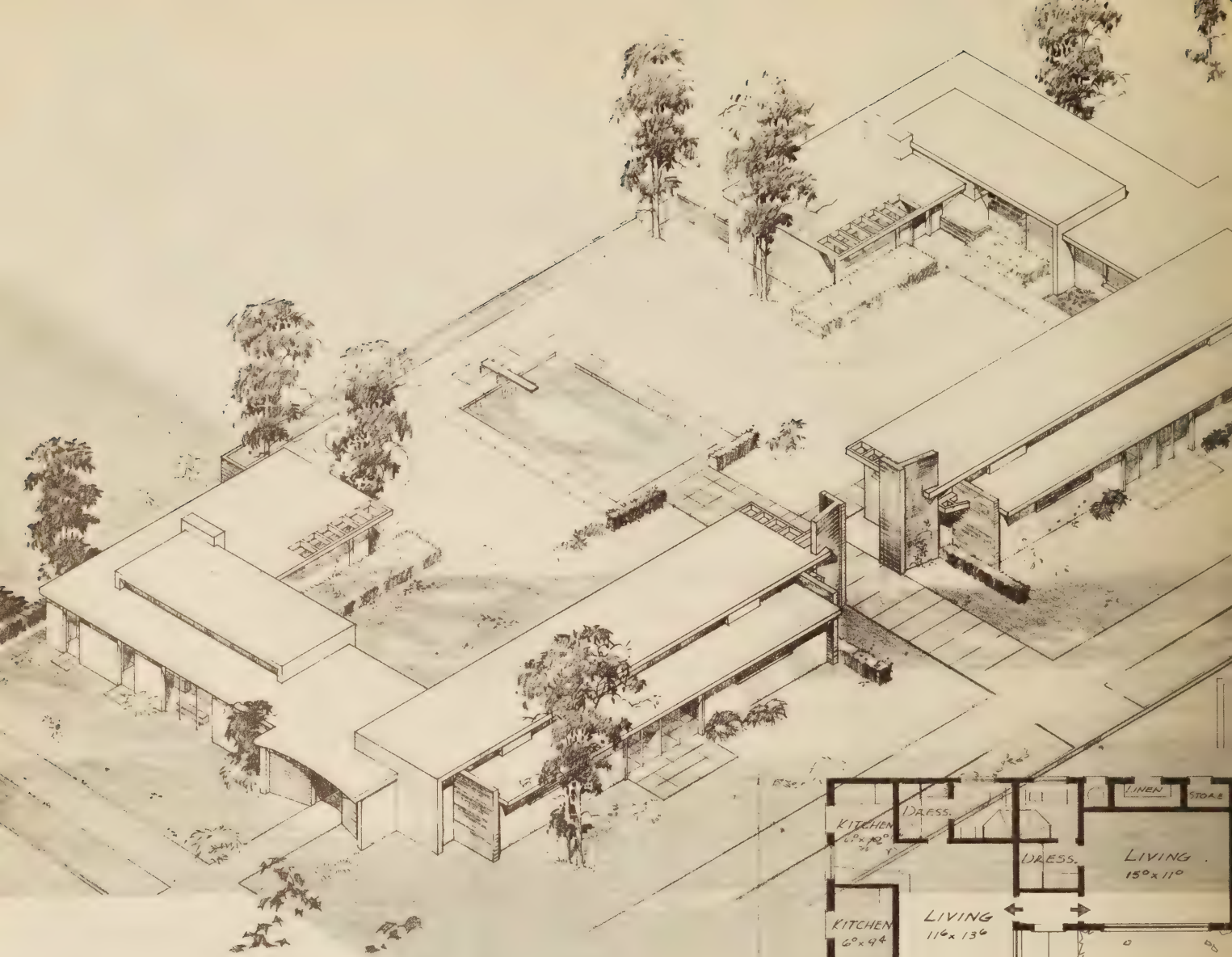
FLOOR PLAN No. 215

AREA 2420 SQ. FT.

0 5

3 - UNIT

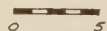




16 RENTAL UNITS EACH WITH SEPARATE BATHS AND DRESSING ROOMS. 8 UNITS HAVE KITCHENS AND ARE ARRANGED SO AS TO MAKE POSSIBLE A COMBINATION OF TWO UNITS WITH ONE KITCHEN. THIS ENTIRE PROJECT HAS BEEN CONSTRUCTED AT PALM SPRINGS ON A 100 x 200 FT. PLOT. ANY ONE OF THE FOUR SECTIONS CAN BE BUILT ON YOUR LOT.

FLOOR PLAN NO. 216

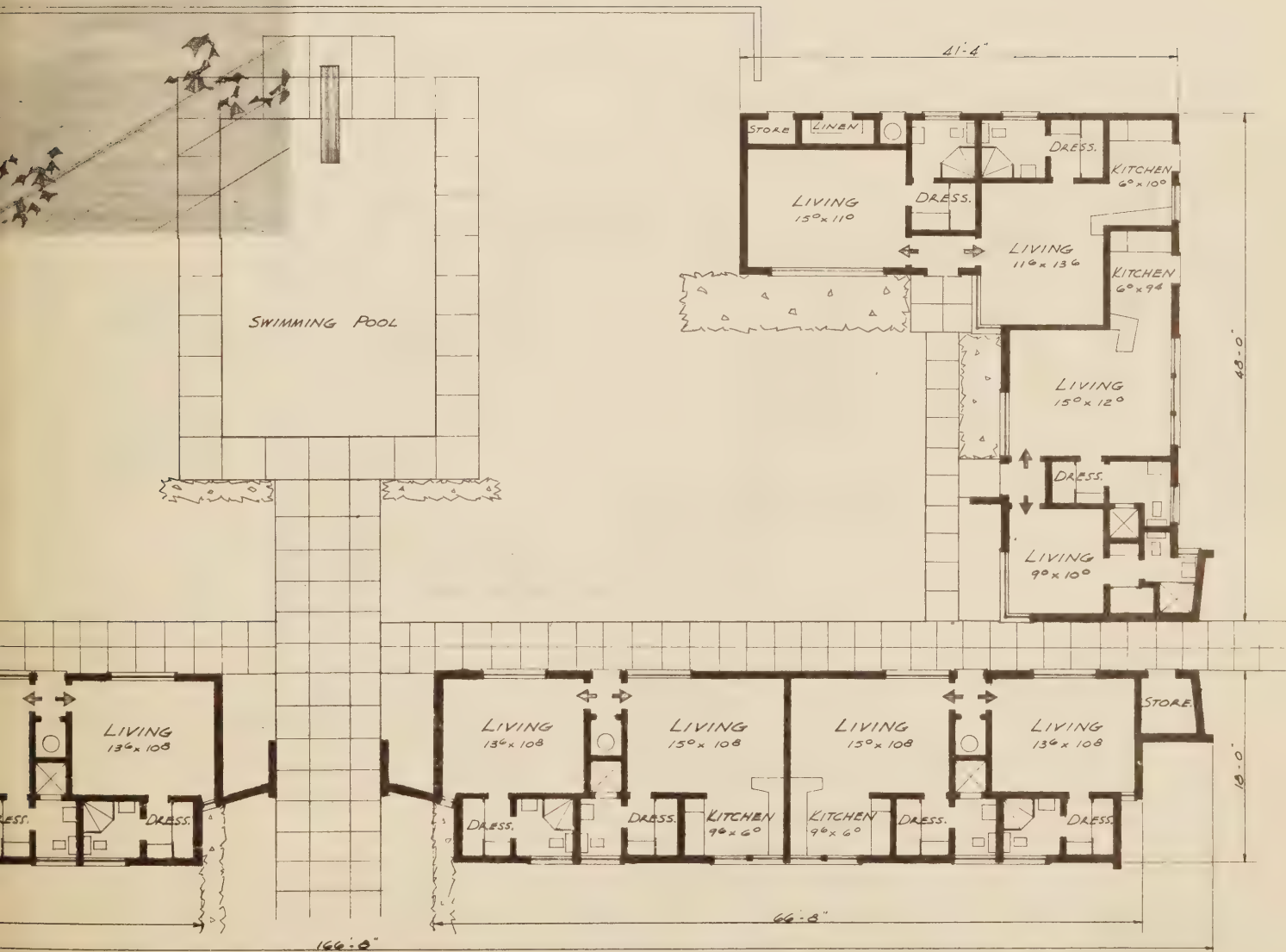
AREA 4760 SQ. FT.



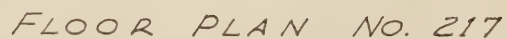
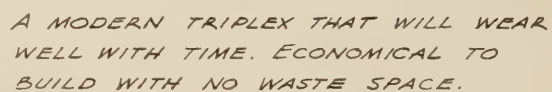


WE SUGGEST, BEFORE SELECTING PLANS YOU CONSULT YOUR LOCAL BUILDING AND ZONING REQUIREMENTS REGARDING SET BACKS, YARDS AND COURTS SIZES, ALSO IF YOU ARE IN THE CORRECT ZONE TO ERRECT YOUR INCOME PROPERTY. YOU SHOULD ALSO CONSULT YOUR DEED RESTRICTIONS.

IF YOU PLAN ON F.H.A. FINANCING YOU SHOULD CHECK WITH YOUR LOCAL F.H.A. OFFICE AS THEY HAVE THEIR VARIOUS RULES AND REQUIREMENTS YOU SHOULD ACQUAINT YOURSELF WITH.







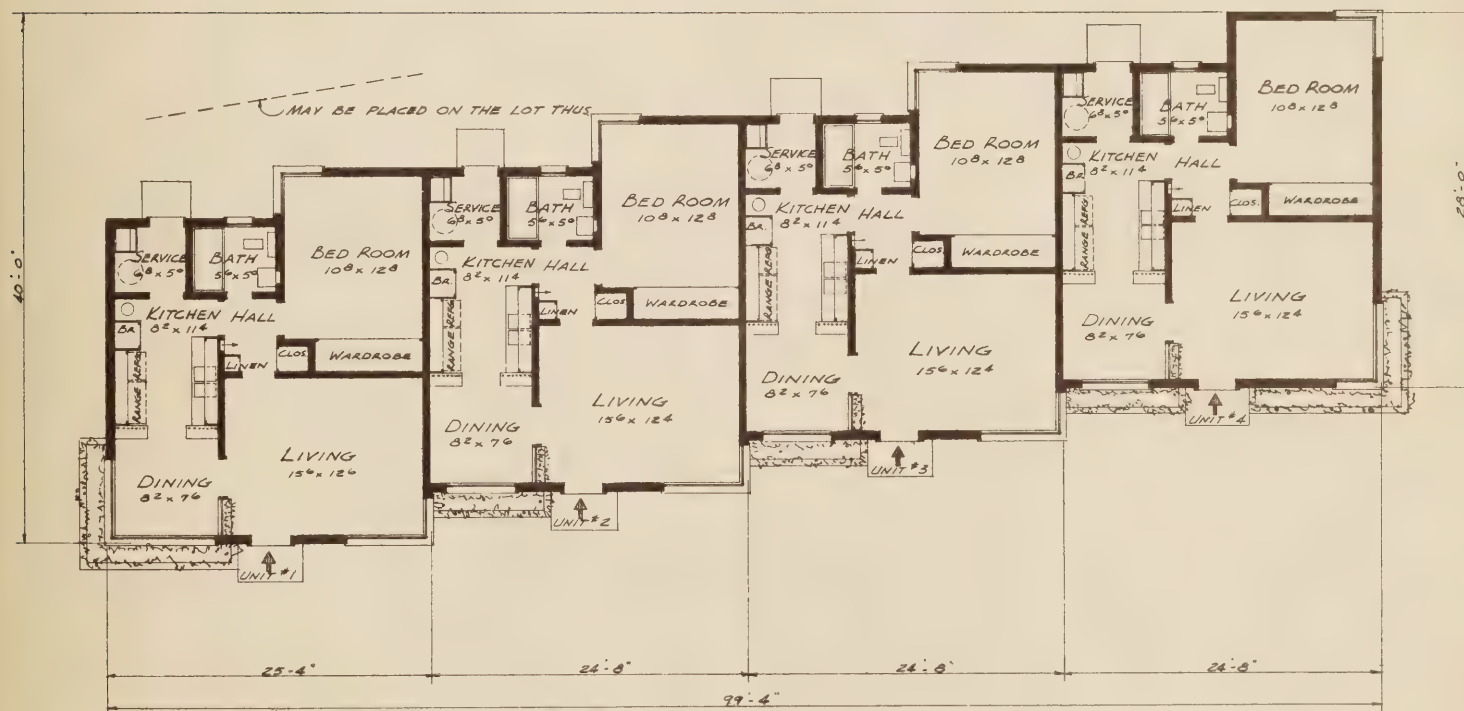
TOTAL AREA 2800 SQ. FT.

# TRIPLEX





THIS IS A POPULAR FOUR  
UNIT COURT WITH PLENTY OF  
CLOSET SPACE. IT CAN BE  
PLACED ON A 50 FT. LOT  
IN TWO POSITIONS AS SHOWN,  
IDEAL FOR TWO ADJACENT  
LOTS.



FLOOR PLAN No. 218

AREA PER UNIT = 645 SQ. FT.

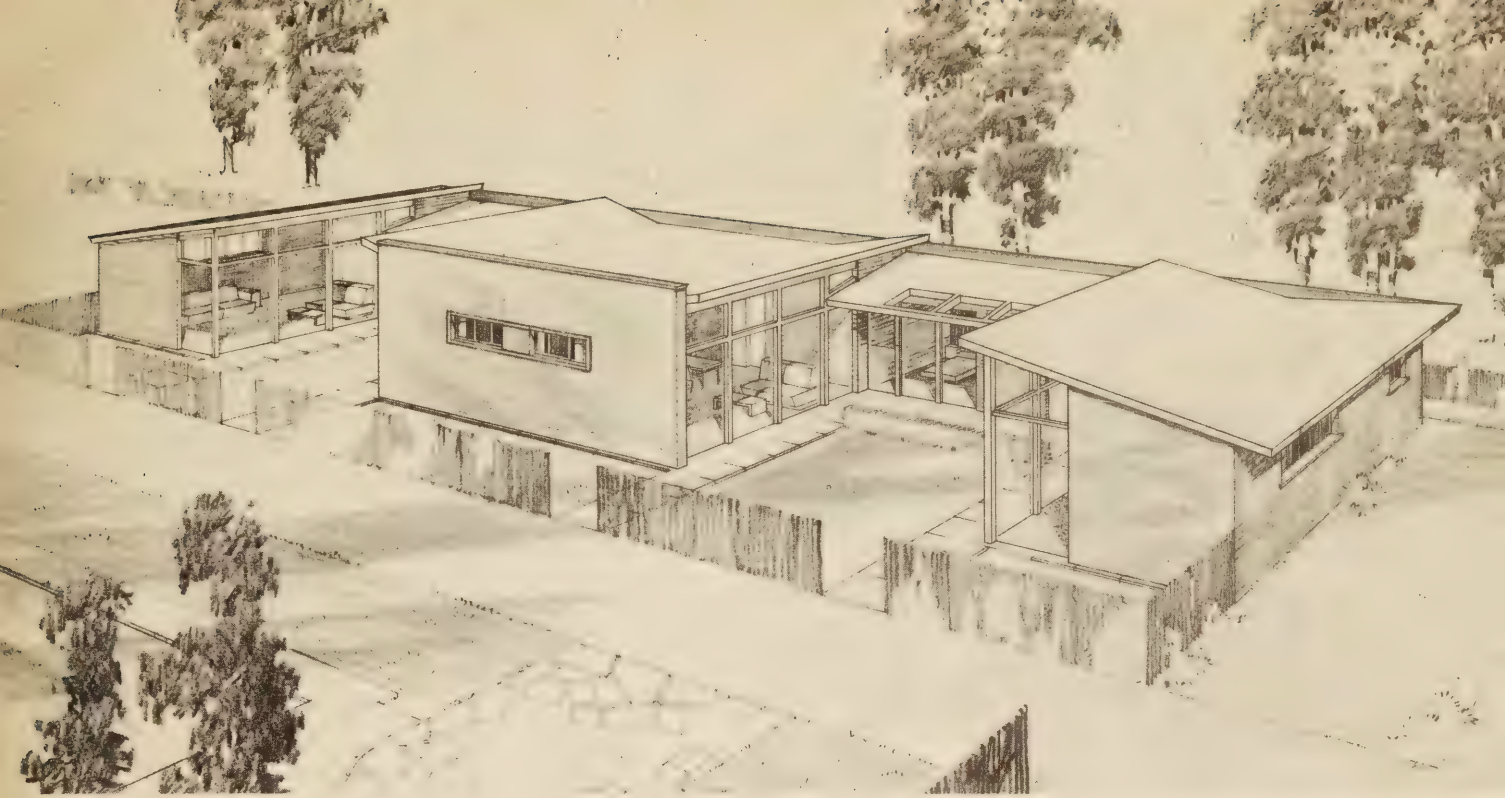
TOTAL AREA = 2580 SQ. FT.



4 - UNIT

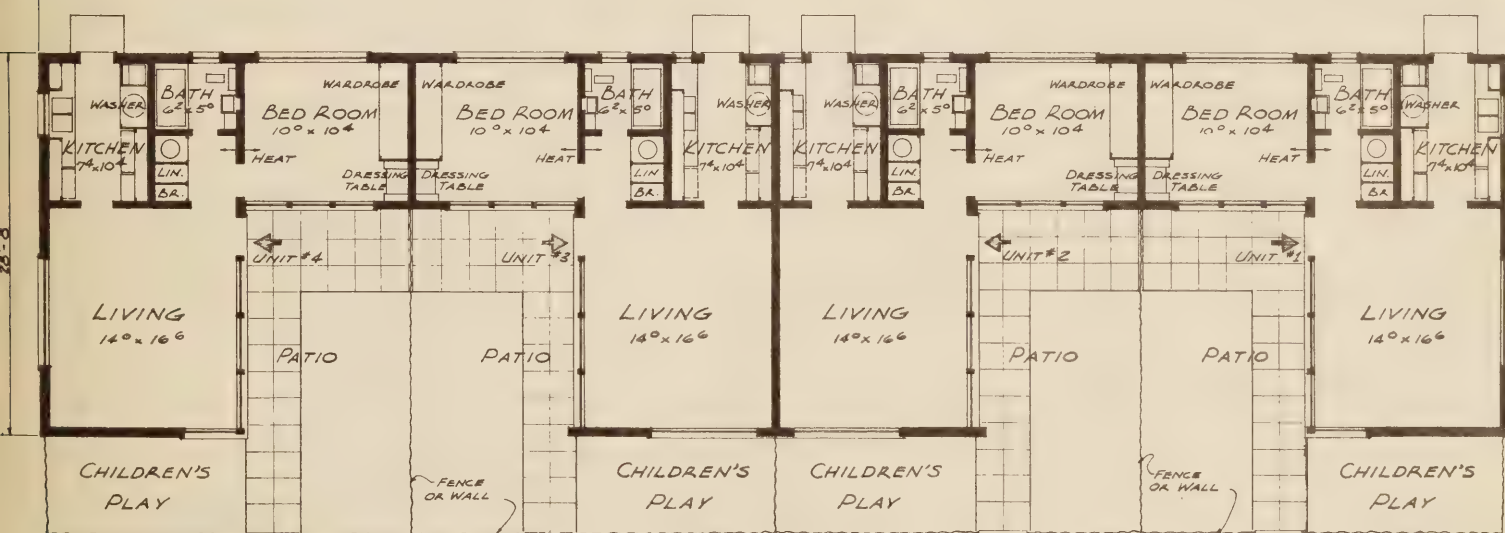






ULTRA-MODERN INSIDE AND OUT YET  
ECONOMICAL IN CONSTRUCTION WITH  
NO WASTED SPACE. A FENCE OR WALL  
GIVES EACH UNIT A PRIVATE PATIO.  
THIS LAYOUT IS ADAPTABLE TO A NARROW LOT.

110'-0"



FLOOR PLAN No. 220

AREA PER UNIT 550 SQ. FT.

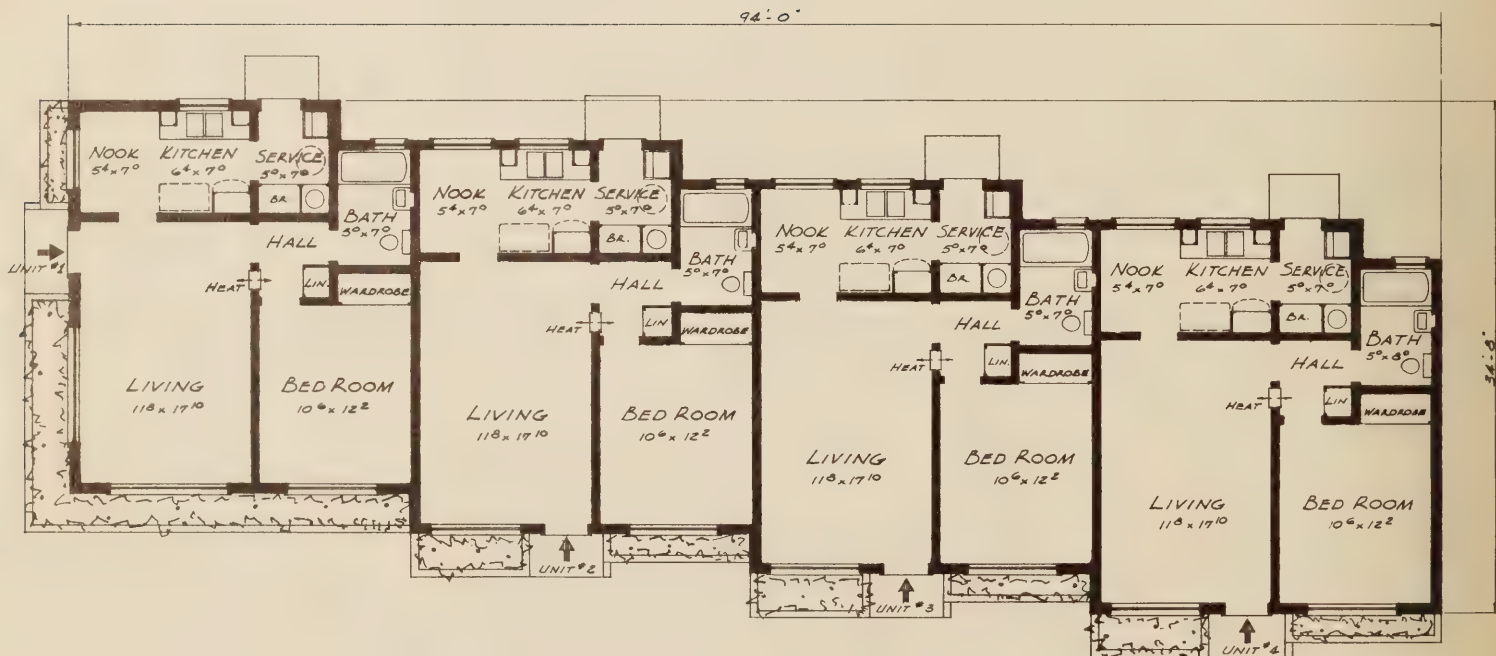


4 - UNIT





ONE BED ROOM LAYOUT APPLICABLE TO A 30 FT. LOT,  
OR CAN BE BUILT IN A COURT ARRANGEMENT. CAN  
BE USED IN ANY NUMBER OF UNITS.



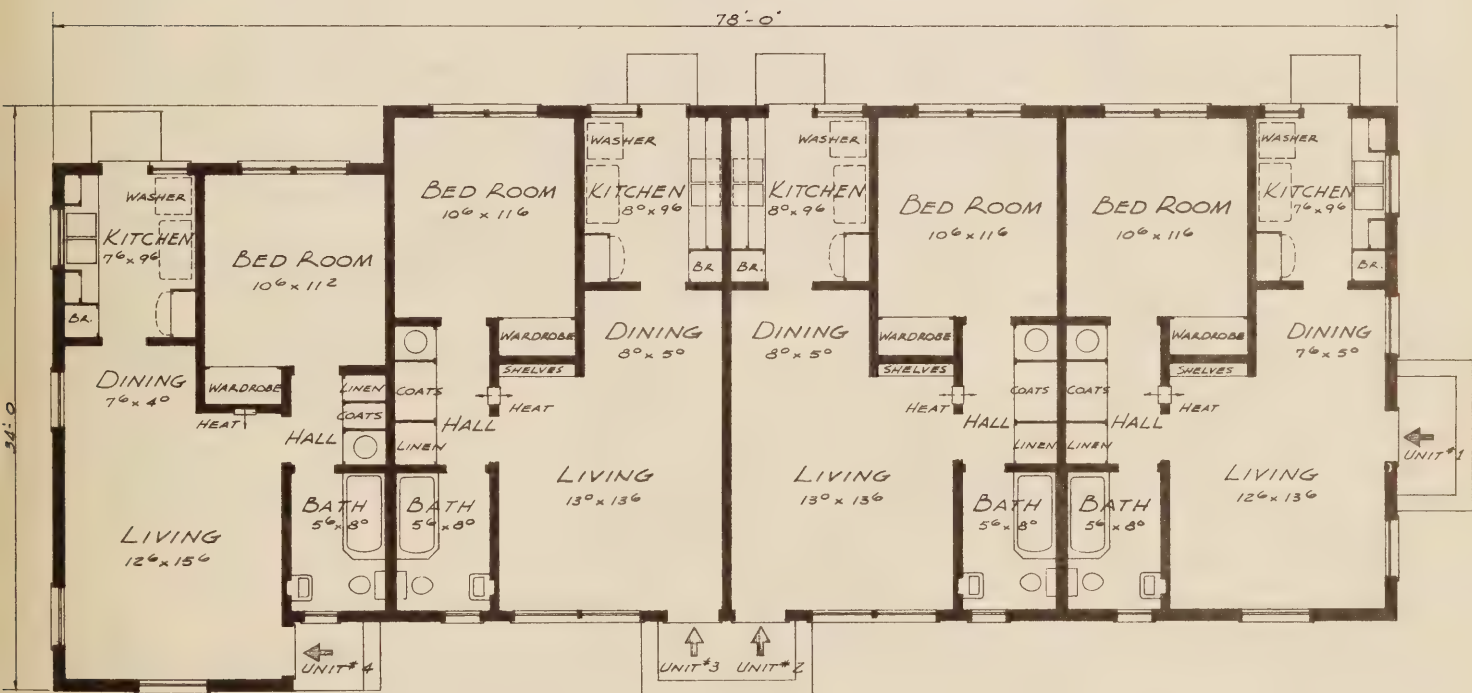
FLOOR PLAN No. 221  
AREA PER UNIT 610 SQ. FT.  
TOTAL AREA 2440 SQ. FT.

4 - UNIT





FOUR-ONE BED ROOM UNITS WITH  
PLENTY OF STORAGE AND WARDROBE  
SPACE. ADAPTABLE FOR 50 FT. LOT.



FLOOR PLAN No. 222

AREA 2330 SQ. FT.

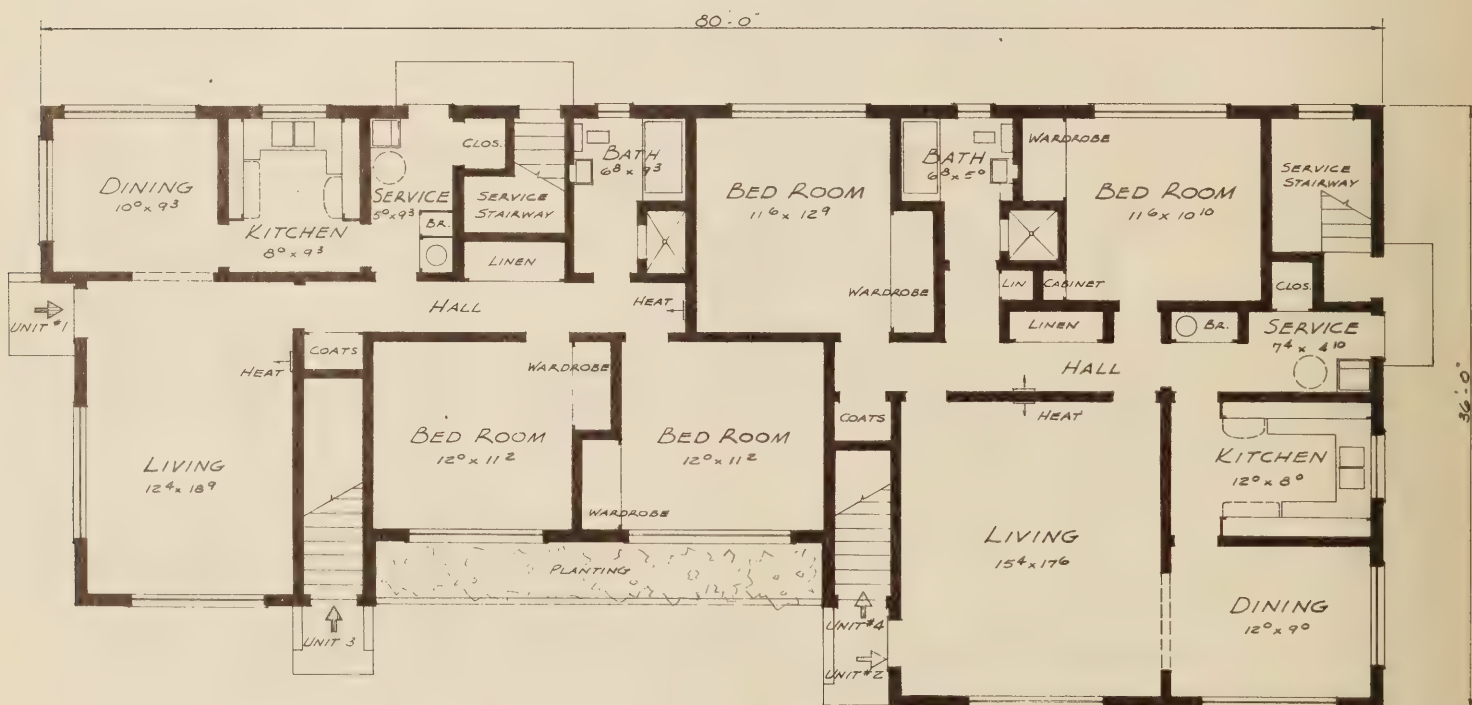


4 - UNIT





A LARGER FOUR UNIT APARTMENT BUILDING. EACH UNIT HAS ALL THE FEATURES OF A TWO BED ROOM HOUSE WITH SEPARATE FRONT AND REAR ENTRANCES.



FLOOR PLAN No. 223

(SECOND FLOOR PLAN SIMILAR)

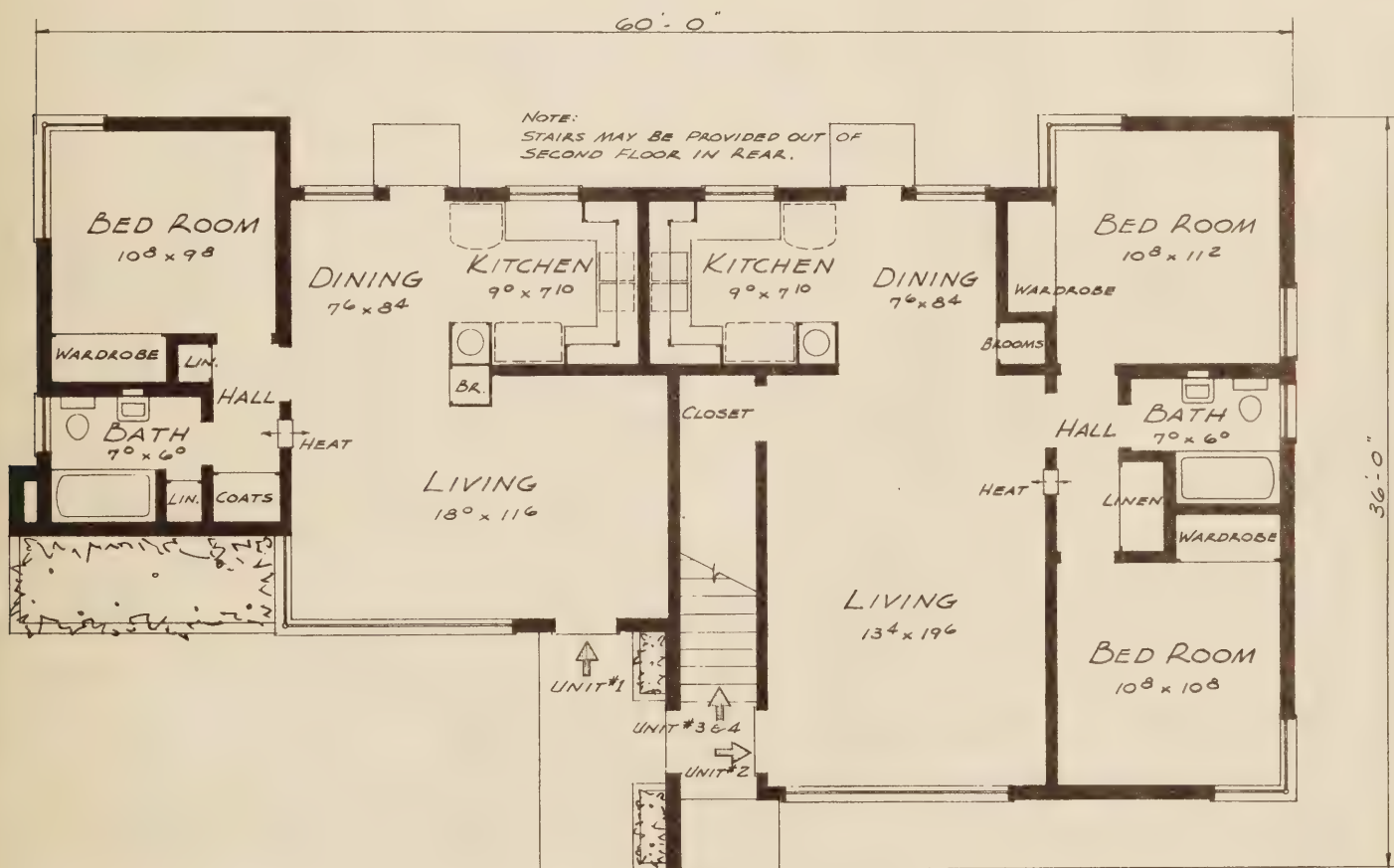
AREA PER FLOOR 2430 SQ. FT.

4 - UNIT

0 5



ONE AND TWO BED ROOM COMBINATION  
WITH U SHAPE KITCHENS. PLAN IS  
ADAPTABLE TO A MODERN STYLE AS  
WELL AS THE ONE SHOWN.



FLOOR PLAN No. 224

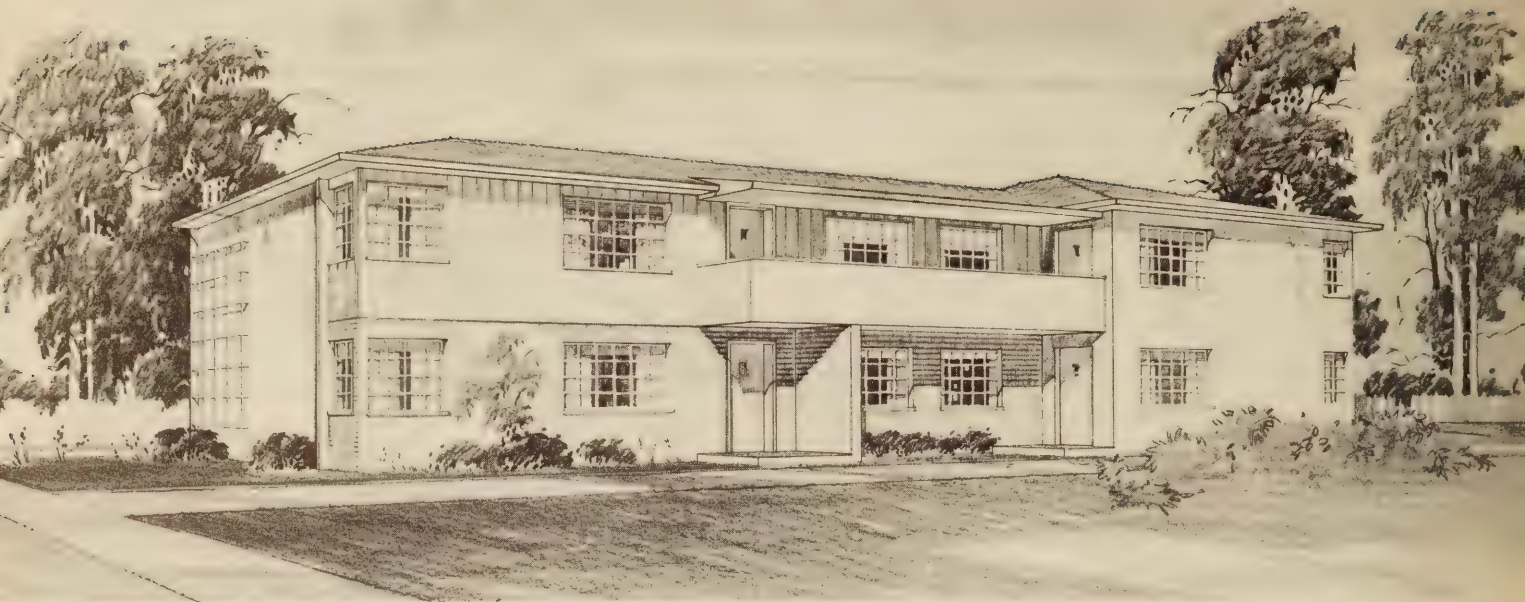
(SECOND FLOOR PLAN SIMILAR)

AREA PER FLOOR 1550 SQ. FT.

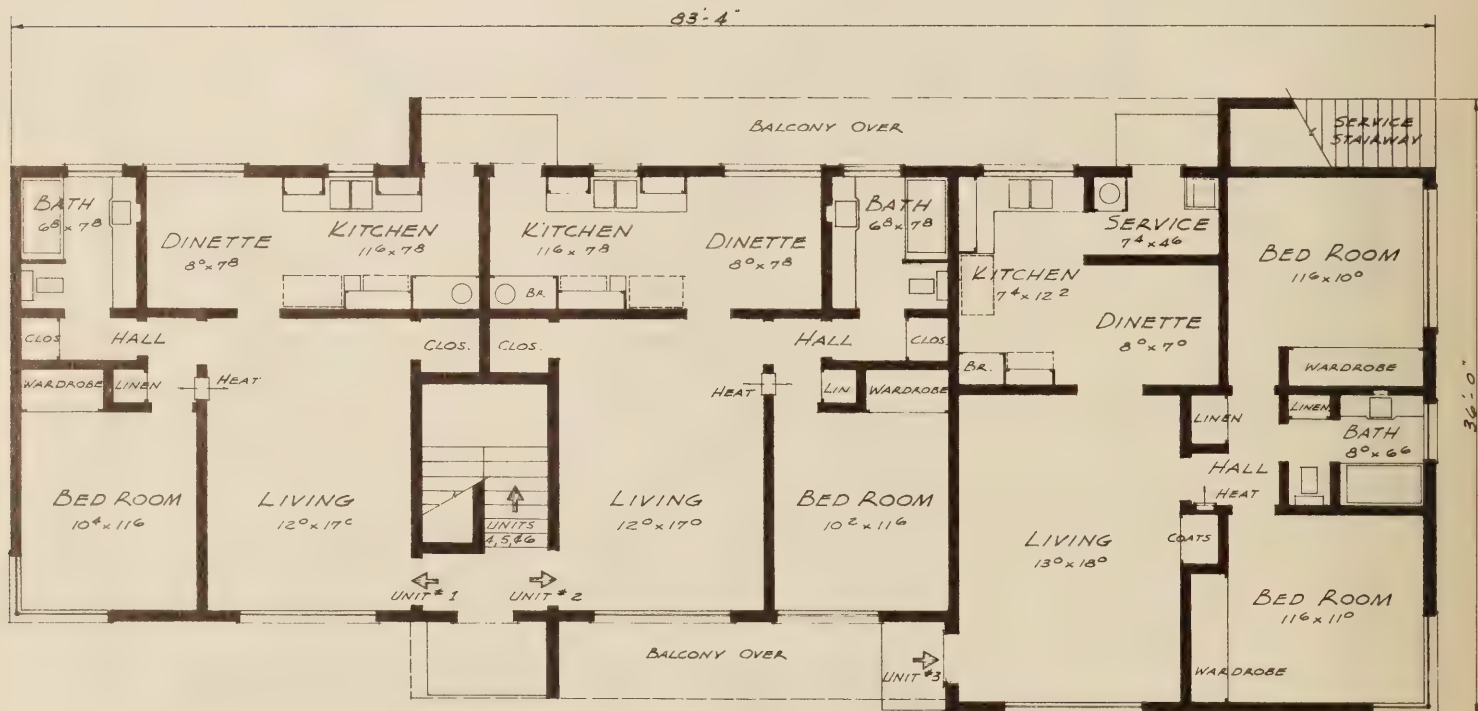
4 - UNIT

0 5



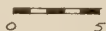


THIS TWO STORY BUILDING HAS SIX APARTMENTS, TWO WITH TWO BED ROOMS AND FOUR WITH ONE BED ROOM. ALL UNITS HAVE FRONT AND REAR ENTRANCES.



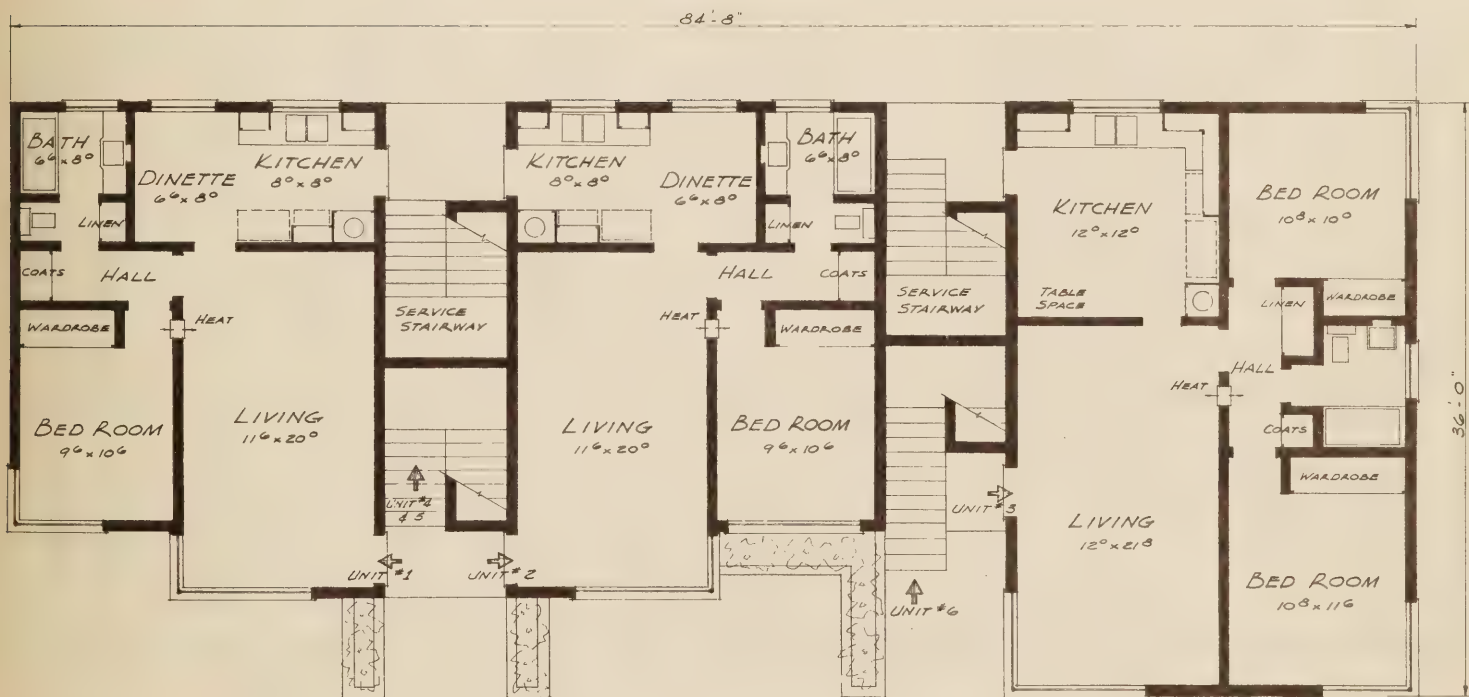
FLOOR PLAN No. 225  
(SECOND FLOOR PLAN SIMILAR)

AREA PER FLOOR 2475 SQ. FT.





A SIX UNIT TWO STORY FEATURING FRONT AND REAR STAIRWAYS AND EFFECTIVE USE OF MODERN CORNER WINDOWS. STYLE CAN BE CHANGED BY USING VARIOUS TYPES OF ROOFS.



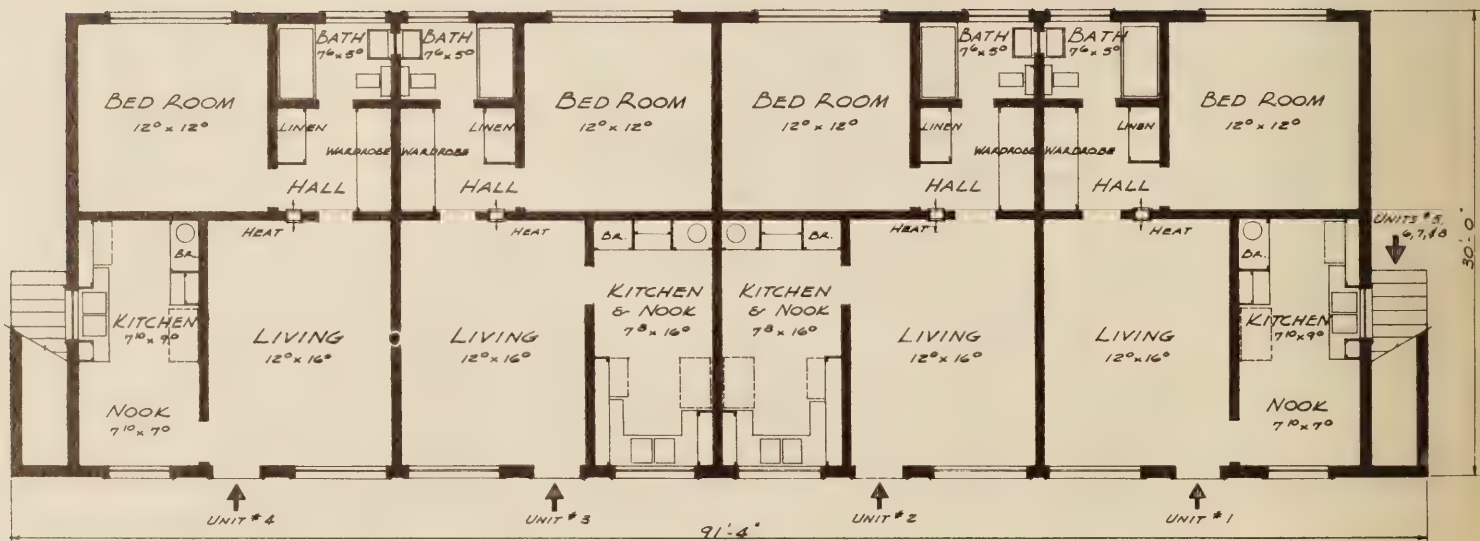
FLOOR PLAN NO. 226  
(SECOND FLOOR PLAN SIMILAR)  
AREA PER FLOOR 2425 SQ. FT.





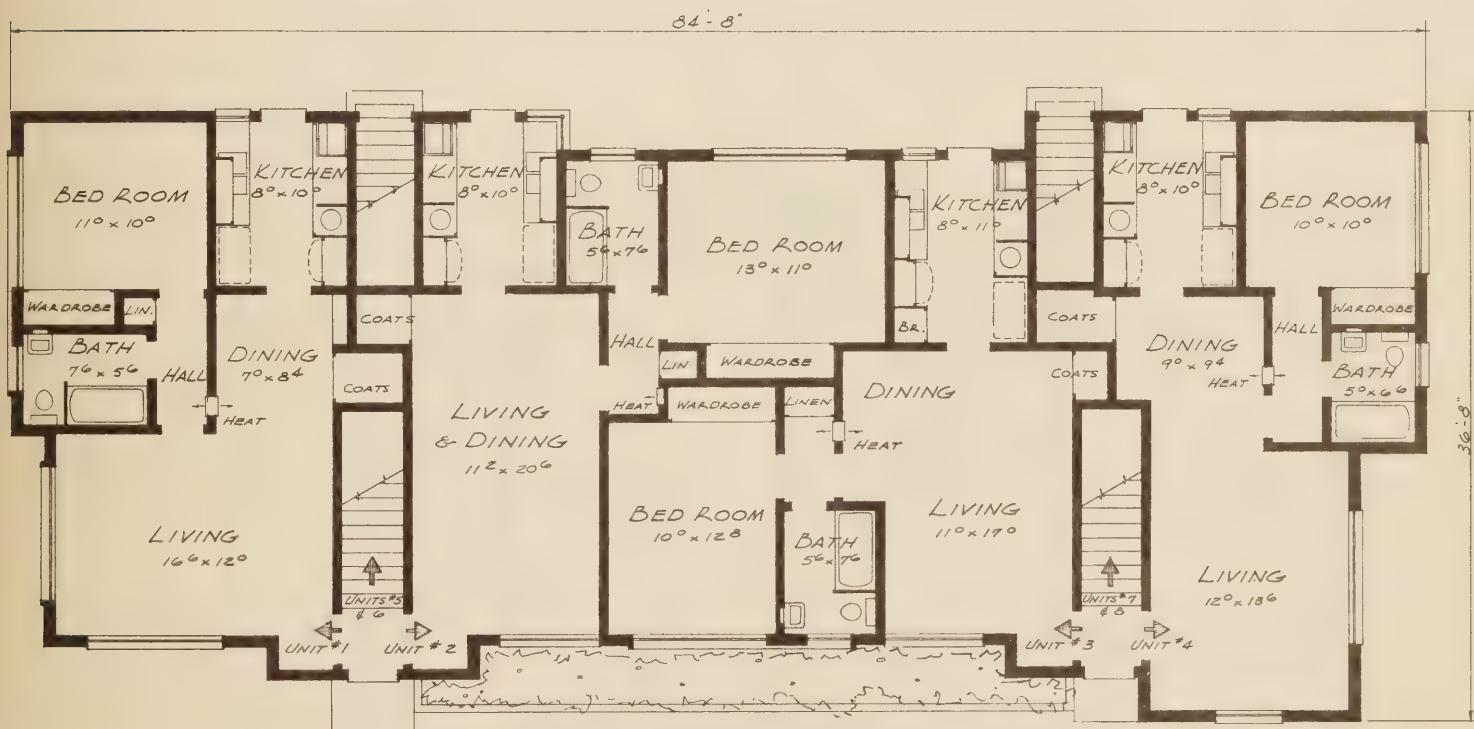


LOW COST RENTAL UNITS WITH AMPLE  
LIVING AND STORAGE SPACE.



FLOOR PLAN NO. 227  
(SECOND FLOOR PLAN SIMILAR)  
AREA PER UNIT 630 SQ. FT.  
AREA PER FLOOR 2520 SQ. FT.





EIGHT ONE BED ROOM UNITS  
ON TWO FLOORS WITH FRONT  
AND REAR STAIRWAYS. A GOOD  
SELECTION OF VARIOUS EXTERIOR  
MATERIALS GIVES THIS SIMPLE  
PLAN A MODERN LOOK.

FLOOR PLAN NO. 228

AREA PER FLOOR 2690 SQ. FT.

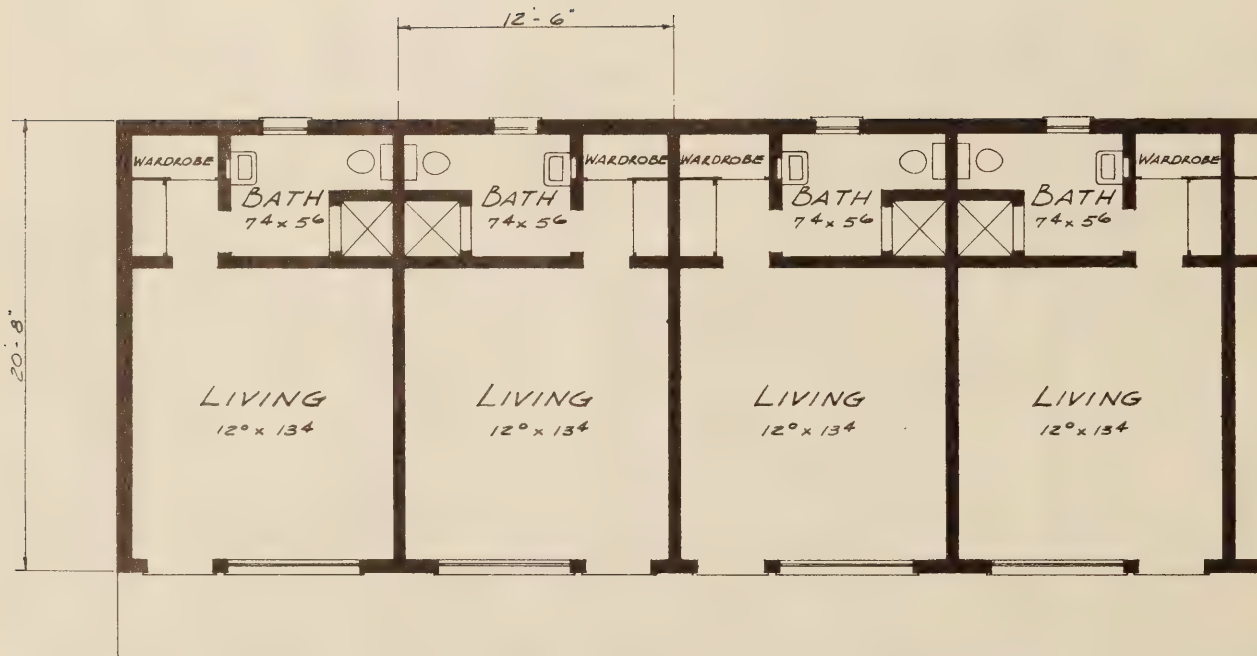


8 - UNIT





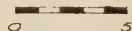
COMPACT MOTEL UNITS FOR ECONOMICAL CONSTRUCTION.  
PLANS ARE FOR EIGHT UNITS BUT CAN BE INCREASED  
OR DECREASED TO SUIT YOUR LOT.

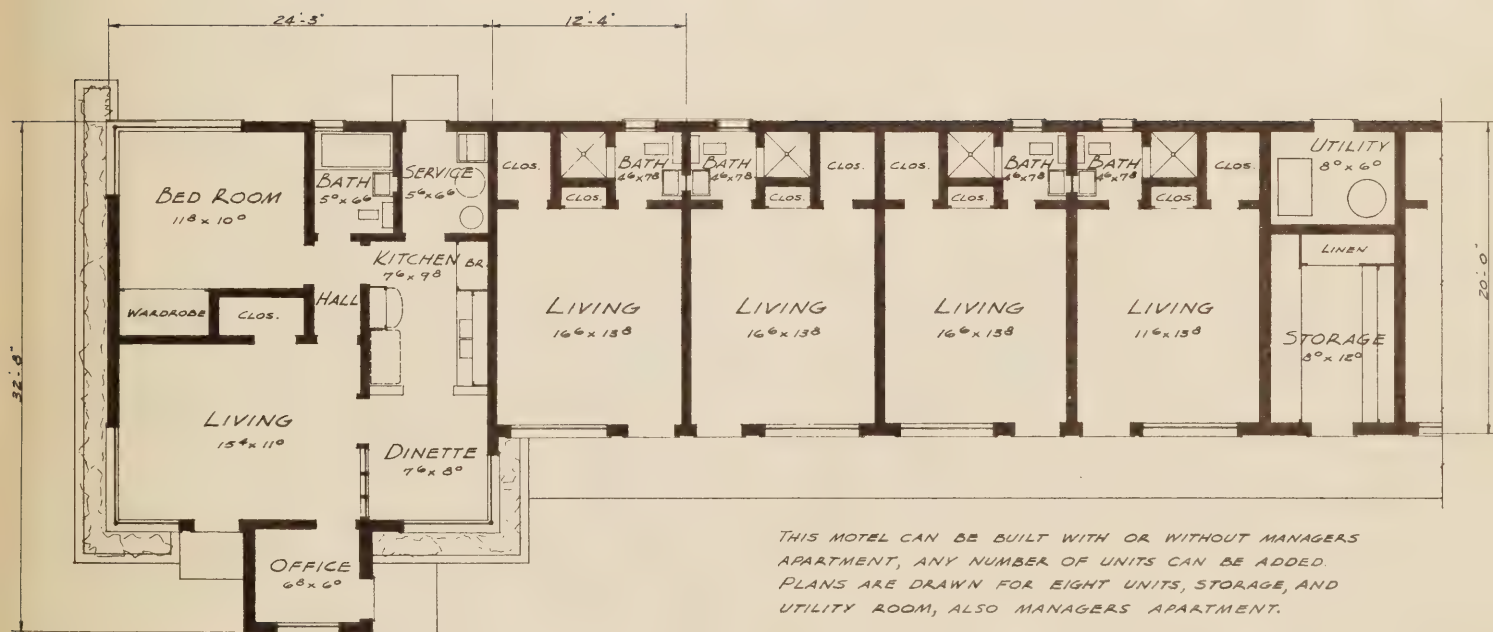


FLOOR PLAN No. 229

AREA PER UNIT = 260 SQ. FT.

MOTEL





FLOOR PLAN No. 230  
 AREA MANAGER'S APARTMENT 680 SQ. FT.  
 AREA PER UNIT 250 SQ. FT.

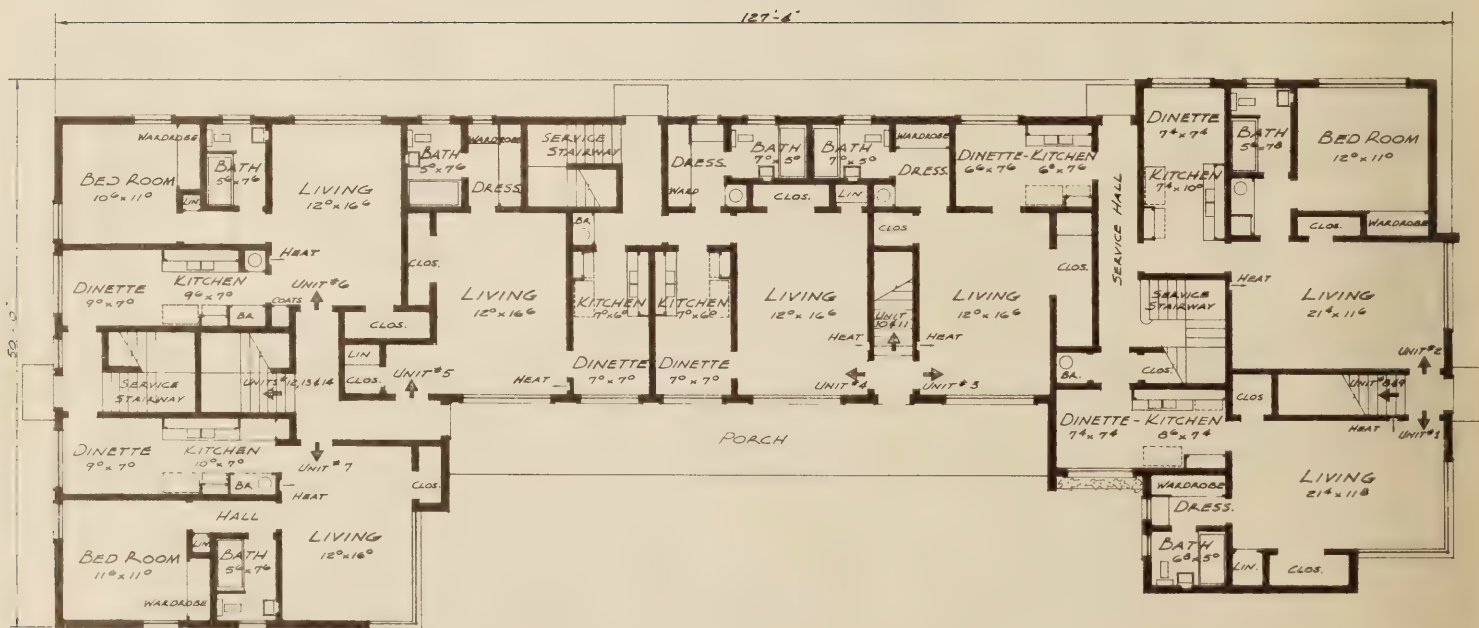


**MOTEL**





THIS MODERN 14 UNIT APARTMENT BUILDING HAS 6 UNITS WITH 1 BED ROOM AND 8 UNITS WITHOUT. ALL UNITS HAVE FRONT AND REAR ENTRANCES.



FLOOR PLAN NO. 231  
(SECOND FLOOR PLAN SIMILAR)  
AREA PER FLOOR 4620 SQ. FT.

14 - UNIT





# ORDER BLANK

**SAUL H. BROWN**  
Architect

**W. D. TREADWAY**  
Civil Engineer

2412 W. 7th Street • Suite 302 • Los Angeles 5, Calif.

Please send me \_\_\_\_\_ sets of plans and specifications

Plan No. \_\_\_\_\_.

(Check which type desired)

☐ Concrete Block

☐ Frame Construction

Enclosed find \$ \_\_\_\_\_, which includes sales tax, if any.

NAME (Please Print) \_\_\_\_\_

STREET NO. \_\_\_\_\_

CITY, ZONE, STATE \_\_\_\_\_







# HOW TO ORDER PLANS

To secure plans, send money order or check with the attached order blank. Add 3% sales tax if you live in Los Angeles and only 2½% if you live elsewhere in California. There is no tax on plans delivered outside of California. Sales tax subject to change without notice.

Each order consists of 3 sets of complete working drawings and two sets of specifications. Additional sets of plans may be secured for \$5.00 each if ordered with the original order.

Plan No.		Price
200	One two-bedroom unit over 3-car garage.....	\$40.00
201	Two units over 3-car garage.....	50.00
202	Two one-bedroom units over 4-car garage.....	50.00
203	Two one-bedroom units over 4-car garage.....	50.00
204	One one-bedroom unit over garage.....	40.00
205	One one-bedroom unit over garage.....	40.00
206	Two units one-story.....	50.00
207	Two units one-story.....	50.00
208	Two units one-story.....	50.00
209	Two units one-story.....	50.00
210	Two units two-story.....	60.00
211	Two units two-story.....	60.00
212	Two units one-story, attached garage.....	60.00
213	Three units one-story.....	60.00
214	Three units one-story.....	60.00
215	Three units one-story.....	60.00
216	Sixteen units one-story.....	250.00
217	Three units two-story.....	70.00
218	Four units one-story.....	75.00
219	Four units one-story.....	75.00
220	Four units one-story.....	75.00
221	Four units one-story.....	75.00
222	Four units one-story.....	75.00
223	Four units, two-story.....	80.00
224	Four units, two-story.....	80.00
225	Six units, two-story.....	100.00
226	Six units, two-story.....	100.00
227	Eight units, two-story.....	125.00
228	Eight units, two-story.....	125.00
229	Motel, one-story .....	90.00
230	Motel, one-story .....	90.00
231	Fourteen units, two-story.....	250.00

## **GARAGE PLANS AVAILABLE BUT NOT SHOWN IN BOOK:**

502	2-Car garage .....	5.00
503	3-Car garage .....	10.00
504	4-Car garage .....	20.00



All plans are available only as shown in this book. Deviations must be made by you.

To reverse the plans, you merely mark "plans reversed" on the blue prints.

Modern flat roofs may be used with any plan, or sloping roofs used where flat type is shown. Additional details can be obtained for these changes, at additional cost.

Plans are drawn so that the builder may choose either concrete slab floor or standard wood floor construction on the first floor.

The specifications are written so that the owner may choose the finishes and extras he desires.

If you want the plans re-drawn with minor changes, or if you need some plans not covered by our stock plans, contact the Authors who will be pleased to quote you fees for this service.

Rooms can be enlarged in some cases, providing the construction is not materially altered and if acceptable to your local Building Department.

#### THE AUTHORS

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Architect

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Civil Engineer

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